

OEQC BULLETIN



JOHN WAIHEE
GOVERNOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

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REGISTER OF CHAPTER 343, HRS DOCUMENTS

The OEQC Bulletin is a semi-monthly publication. The publication dates of the bulletin are the eighth and twenty-third of each month. Applicants should deliver an appropriate number of Draft and Final EISs to the accepting authority before submitting copies to OEQC for distribution and publication. Environmental Assessments should be submitted to the accepting authority directly. Based on the assessment, the accepting authority will submit to OEQC a determination of a Negative Declaration or a Preparation Notice for publication in the bulletin. Draft and Final Environmental Impact Statements must be received by the fifth and twentieth days of the month for publication in the respective issue. Negative Declarations and Preparation Notices must be received at least five working days prior to the publication date. All documents submitted for publication in the OEQC Bulletin should be delivered to the Office of Environmental Quality Control, 465 South King Street, Room 104, Honolulu, Hawaii 96813. To ensure proper processing of documents, please attach OEQC Bulletin Publication Form with all submittals. These forms can be obtained by calling OEQC at 548-6915.

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NEGATIVE DECLARATIONS

The following actions have been determined to have little or no impact upon the environment. Environmental Impact Statements are not required of these projects. Those who wish to contest this determination have a 60-

day period, from this publication date, in which to initiate litigation. Any questions regarding the following projects should be directed to the listed contacts.

KAUAI

IZUMI AND NISHIDA - GENERAL PLAN AMENDMENT FROM OPEN TO URBAN RESIDENTIAL SUBDIVISION

Location: Hanapepe, Kauai

TMK: 1-9-07:04

Permitting County of Kauai
Agency: Planning Department
Contact: Brian Mamaclay (245-3919)

Applicants: James Izumi and Paul Nishida

The applicant is requesting a General Plan Amendment from open to urban residential, and a Zoning Amendment from Open District to Residential District with the intent of subdividing the property into seven lots.

The property is located in Hanapepe, and contains an area of 75,180 square feet. It is presently zoned Open District, General Planned Open, and qualifies for one single-family dwelling. There are presently two residences on the site; one is grandfathered in terms of density.

The project proposes to provide seven single-family lots with each lot to be sold in accordance with "affordable housing" criteria as established by the County Housing Agency. The vacant lots would be sold at \$80,000 to \$85,000 per lot, and the two lots with dwellings would sell for \$90,000 to \$95,000 per lot.

WAIMEA HIGH SCHOOL 4-CLASSROOM BUILDING

Location: Waimea, Kauai
TMK: 1-6-09:23
1-6-10:04 & 10

Proposing Department of Accounting and General
Agency: Services
Contact: Mark Yamabe (548-7660)

The Department of Accounting and General Services is planning to construct a 7,300 square foot reinforced concrete/masonry classroom building. The building will be a single-story structure containing four classrooms, a teachers' workroom and restroom facilities.

The proposed project will provide the school with a facility to implement its program in accordance with the Department of Education's Specifications. Since the project will be constructed within the existing school campus, no land will be removed from the tax base. The estimated cost of the project is \$1,348,000.

MAUI

HAIKU-KAUHIKOA TANK AND PIPELINE

Location: Haiku, Maui
TMK: 2-7-33:01

Proposing County of Maui
Agency: Department of Water Supply
Contact: Vince Bagoyo, Jr. (243-7730)

The proposed project consists of a 250,000 gallon potable water tank and connecting pipelines for the Department of Water Supply, County of Maui. The water tank will be above ground and constructed of glass-fused-to-steel panels with appurtenant valves and support equipment. Pipelines will connect the tank to an existing water main with provisions for connection to future mains.

The tank will replace an existing 70,000 gallon tank situated at a nearby site. This project is a planned facility for the Makawao Water System. Lands were obtained specifically for water tank construction along Haiku-Kokomo Road. The Makawao Water System service area includes the communities of Makawao, Pukalani, Hailemaile, Kokomo, Kuiaha, Kaupakulua, Haiku, Ulumalu, Pauwela, and Peahi. This project will support a portion of the service area along Kokomo, Pauwela, Haiku Roads and Hana Highway.

The tank will be constructed on lands owned by the County of Maui. The tank site is approximately 1.00 acre with average ground elevation of 830 feet. The 0.25 MG tank will be about 25 feet high and 50 feet in diameter. The sides will be colored green to blend into the surroundings. An aluminum domed roof will provide environmental protection.

Site work will require minimal grading due to previous agricultural land use. A ten foot wide asphalt concrete road will be constructed to service the tank. Remainder of the site work will consist of perimeter security fencing and grassing. The estimated cost of this project is \$430,000.

DRAINAGE OUTFALL - PROPOSED SHORELINE
IMPROVEMENT

Location: Kihei, Maui
TMK: 3-9-01:15

Permitting: County of Maui
Agency: Planning Department
Contact: Brian Miskae (243-7735)

Applicant: Horita-Maui, Inc.

The applicant is proposing to construct drainageway improvements to the Kulanihakoi system including an area within the 40 foot shoreline setback makai of South Kihei Road. The drainage improvements are part of the Project District requirements of a residential subdivision development. The site is located between the Kalepolepo Park and the makai portion of the Maui Lu Hotel.

The primary objectives of this project district are:

- o To achieve effective flood control for the runoff of Kulanihakoi Gulch through control measures, organized into an integrated open space drainage system; and
- o To allow flexibility in planning for residential uses, so the coordinated and attractive flood control measures and feasible residential development can both be achieved.

The applicant intends to define the Kulanihakoi Gulch into a 150 foot wide right-of-way from its passage under Piilani Highway through a bridge structure conveying the drainage through his site under and over Kihei Road then into the ocean. Improvements would include grading and rock lining on channel slopes as well as the channel bottom at selected locations. The improvements are expected to cost in excess of one million dollars.

KAMAOLE-KIHEI WATER STORAGE AND PIPELINE
PROJECT

Location: Makawao, Maui
TMK: 2-2-2:01

Proposing: County of Maui
Agency: Department of Water Supply

Contact: Herbert Chang (243-7835)

The proposed project consists of the construction of a 2.0 million gallon reservoir, reservoir access road and a 16-inch connecting pipeline. The project is located above Kihei in the Makawao District of the County of Maui. The construction of a 2.0 million gallon reservoir is to supply domestic and fire protection water storage to the service area of approximately 325 acres. The project is required to serve existing consumers and to meet the rapid development that is currently occurring in the service area. The project will reduce current pumping energy used by the Department of Water Supply because of a more efficient tank elevation relative to the service area.

The proposed project consists of a water storage reservoir sufficient to service an area bounded by Piilani Highway and Kananui Road on the east and existing 18 and 16-inch case iron water transmission waterline midway between Piilani Highway and Kihei Road on the west. The northern boundary is the Kamaole and Keokea ahupua'a dividing line; the southern boundary is Kilohana Road. The project also includes approximately 2,000 feet of 16-inch inlet/outlet pipeline between the reservoir and Kananui Road and approximately 900 feet of 16-inch distribution pipe from the end of the outlet pipe to the east end of Keonekai Road. The inlet pipeline will be connected to the existing 30-inch Central Maui transmission waterline running along the makai edge of Piilani Highway.

The source for the water for the proposed reservoir will be the Waihee Wells. The estimated cost of the project is \$2.145 million.

OAHU

KO OLINA TENNIS CENTER - DEVELOPMENT PLAN
AMENDMENT

Location: Ewa, Oahu
TMK: 9-1-15:03

Permitting: City and County of Honolulu
Agency: Department of General Planning
Contact: Randy Hara (523-4483)

Applicant: West Beach Estates

Wilson Okamoto & Associates, Inc.

West Beach Estates is requesting an amendment to the Ewa Development Plan Land Use Map to enable the development of the Ko Olina Tennis Center on a portion of land currently designated as Low Density Apartment on the east end of the Resort. The Tennis Center is proposed on 9.0 acres of land whose land use designation is requested to be changed to Commercial.

With the development of the Ko Olina Resort, the need has arisen for the Resort to provide a first-class tennis facility in a suitable location on the Resort.

The Tennis Center will feature the following facilities: up to twenty standard tennis courts; a stadium court with seating for 1,000 spectators; a teaching court; a clubhouse which includes a Pro-Shop and a locker/shower facility; and a restaurant and service bar area.

MOANALUA EARTH MOVEMENT AREA - LAND
ACQUISITION OF IMPROVED RESIDENTIAL HOUSE
PARCELS

Location: Honolulu, Oahu
TMK: 1-1-44:13 - 21

Proposing City and County of Honolulu
Agency: Department of Public Works
Contact: Michael Street (523-4641)

The proposed project consists of the acquisition of easements or lands in fee of selected parcels in Moanalua Valley with the general objective of mitigating the adverse effect of the earth movement.

The Moanalua site is located within the northwesterly half of Moanalua Valley. It includes Ala Lani and Ala Aolani. The area is subject to earth movement which may affect the structural stability of municipal infrastructures. The area is a residential subdivision constructed in the early 1960's. A series of underground utility lines, such as water and sewer, were probably constructed at about the same time the roads were constructed.

Earth movement in the Moanalua area is primarily caused by water infiltration into the subsurface soil which decreases the shear strength of the soil and increases its unit weight. The stability of the existing slopes is

affected by a reduction in the resisting force and the presence of additional driving forces. The acquisition of certain land parcels is needed to protect City facilities subject to damage when the slide progresses, alleviate a potentially hazardous condition affecting the safety of the surrounding area, reduce the load at the head of the slide and facilitate improvements which will attempt to reduce the amount of water infiltration into the subsurface soil. The estimated cost of the land acquisition will be \$600,000, and funded by the City Capital Improvement Program.

WATSON/FONG SUBDIVISION

Location: Kailua, Oahu
TMK: 4-7-07:15 & 25

Permitting Department of Land and
Agency: Natural Resources
Contact: Ed Henry (548-7837)

Applicant: David B. Bills,
Grey, Hong, Bills & Associates for the
Margaret L. Watson Trust

The proposed project consists of subdividing the Fong family lot into two lots of 6.5 acres and 109.75 acres. The Margaret L. Watson Trust has agreed to purchase the 6.5 acre lot upon approval of the subdivision and consolidation as part of a larger transaction. The Trust is contemplating the construction of a single-family residence on the consolidated property.

HONOWAI ELEMENTARY SCHOOL SIX-FOOT HIGH
CHAIN LINK FENCE WITH GATES

Location: Leeward, Oahu
TMK: 9-4-53:117

Proposing Department of Accounting and General
Agency: Services
Contact: Lloyd Ogata (548-5742)

The Department of Accounting and General Services proposes the construction of a six-foot high chain link fence with gates along the rear property line of Honowai Elementary School. The project will provide the school with a fence that will maintain security on campus by

preventing entry of unauthorized vehicles and individuals.
The estimated cost of the project is \$75,000.

MAKAHA FASTOP CONVENIENCE STORE

Location: Waianae, Oahu
TMK: 8-4-11:01 & 23

Permitting Department of Land
Agency: Utilization
Contact: Diane E. Borchardt (527-5349)

Applicant: Teruya Brothers, Ltd.

The proposed project calls for the demolition of two older buildings, an abandoned service station structure and a neighborhood market, which will be replaced by a new convenience store known as "Fastop." As is the case with all outlying Fastop stores, gasoline dispensing pumps will be provided as part of this project.

The property is situated at the easterly corner of Orange Street and Farrington Highway in Makaha. The Cornet Store complex adjoins the property on its easterly side with the Mauna Lahilahi Beach Park located across Farrington Highway on the makai side.

The store will be one-story in height with floor area of 4,200 square feet. The gasoline pump islands will be provided with a canopy for protection from the elements. Appropriate landscaping will be provided. Construction cost for this project is estimated to be \$800,000.

The project area is located near Waimanalo Town with the existing Hawaiian Home Lands residential subdivision and is served by existing electrical, water, telephone, and drainage utilities. Sewage is being disposed of by individual cesspools. The proposed sewage pump station will collect sewage from the service area and pump it over a hill to a location where the sewage can flow by gravity to the existing Waimanalo Sewage Treatment Plant. Existing access is from Kalaniana'ole Highway and various asphalt paved roads within the Hawaiian Home Lands residential subdivision.

HAUULA ELEMENTARY SCHOOL CONCRETE COURTYARD

Location: Windward, Oahu
TMK: 5-4-09:04

Proposing Department of Accounting and General
Agency: Services
Contact: Lloyd Ogata (548-5742)

This project proposes the construction of a concrete courtyard (approximately 4,000 square feet) between the office and the cafeteria at Hauula Elementary School. The project will provide the school with an area covered with concrete which can be utilized for school activities such as creative movement, art classes, quiet games during recess, and outdoor lunches. The estimated cost of the project is \$105,000.

WAIMANALO GRAVITY SEWER SYSTEM SECTION 5

Location: Waimanalo, Oahu
TMK: 4-1-17:01 & 21

Proposing Department of Hawaiian Home
Agency: Lands
Contact: Stanley Wong (548-6450)

The project involves the design and construction of a gravity sewer collection system and a sewage pumping system to serve a portion of the existing Hawaiian Home Lands residential subdivision located in Waimanalo, Oahu.

KAHALUU ELEMENTARY SCHOOL DRIVEWAY IMPROVEMENTS

Location: Windward, Oahu
TMK: 4-7-12:24

Proposing Department of Accounting and General
Agency: Services
Contact: Lloyd Ogata (548-5742)

The Department of Accounting and General Services proposes to construct driveway improvements at Kahaluu Elementary School which includes widening and provision of safe passenger loading zone for the students. Since the project will be constructed within the existing school

campus, no land will be removed from the tax base. The estimated cost of the project is \$170,000.

KAWAINUI MARSH INSTALLATION AND OPERATION OF
A WATER LEVEL SENSOR SYSTEM

Location: Windward, Oahu
TMK: 4-2-16:01

Proposing City and County of Honolulu
Agency: Civil Defense
Contact: George L. Kekuna (523-4121)

The City and County of Honolulu proposes to install and operate a water level sensor system to provide real time data on water levels in the Kawainui Marsh.

The basic system will consist of two event reporting remote stations that collect sensor data and transmit the data via line of sight radio transmitters. The primary gage location will be immediately adjacent to the Kawainui Marsh levee fronting Kihapai Street. The secondary gage site will be at the U. S. Geological Survey Makawao Stream gage station 2540. The central receive site for the system will be located at the Kailua Police Station.

The central receive site will be equipped with a microcomputer and multi-tasking software to allow simultaneous acquisition and validation of received data, data storage and retrieval, and the evaluation of water level changes within the marsh. An audible alarm will be sounded at the receive site whenever preselected thresholds are exceeded to alert duty personnel. The receive site microcomputer will be equipped with an autodial modem to enable remote accessing of the data and system operations.

No inherent stand-alone flood prediction capabilities are provided within the proposed system. The water level sensor system will be compatible with the National Weather Service Western Region Automated Local Evaluation in Real Time (ALERT) criteria, to allow ready integration with possible future basin- and area-wide hydrologic sensor systems. Recurring maintenance may be required at each sensor site two or three times annually involving minor equipment adjustments or replacement of a battery or transmitter.

EIS PREPARATION NOTICES

The following actions have been determined to have significant impacts upon the environment. Environmental Impact Statements will be prepared for these projects. A 30-day consultation period commences with the initial publication of these projects in the bulletin (see deadline dates). The purpose of soliciting comments during the consultation period is to establish the scope and the depth of coverage that the Draft EIS should have.

OAHU

HONOLULU INTERNATIONAL AIRPORT MASTER PLAN
2010

Location: Honolulu, Oahu
TMK: 1-1-01; 1-1-02; 1-1-03; 1-1-04; 1-1-14;
 1-1-15; 1-1-16; 1-1-70

Proposing State Department of Transportation
Agency: Airports Division

Please send your comments to:

Consultant: James G. Dittmar
 Edward K. Noda and Associates, Inc.
 615 Piikoi Street, Suite 1000
 Honolulu, Hawaii 96814

Deadline: March 10, 1990

The State of Hawaii, Department of Transportation, Airports Division is proposing several interrelated Honolulu International Airport projects over the next twenty-year period. The following identifies the major known projects that are presently underway or will be initiated over the next twenty years:

- o Construct Designated Highjack Hardstand
- o Improve/Expand Overseas Terminal and Aprons
- o Modify Central Concourse Gates for International Arrivals
- o Construct New Interisland Terminal and Apron
- o Construct North Ramp Commuter Facility
- o Relocate North Ramp and Diamond Head Service Court Tenants and Construct New International Terminal Building (ITB)

- o Relocate Honolulu International Airport Satellite Fuel Farm
- o Construct South Ramp Facilities
- o Construct Ramp Service Road
- o Install Automated Passenger Ride System
- o Expand/Upgrade Base Maintenance Facility
- o Acquire Land for Airport Use
- o Relocate North Ramp Airfield Rescue and Fire Fighting Station
- o Construct Airport Hotel/Overseas Parking Structure
- o Construct Additional Parking Structure
- o Construct Link to Honolulu Rapid Transit System
- o Construct Central Chiller Plant
- o Construct New Electrical Power Substation and Distribution System
- o Reroute Aolele Street - Provide New Ground Level East Access Roads
- o Construct Engine Runup Hush House
- o Install Microwave Landing System
- o Construct New Interisland Aircraft Maintenance and Cargo Facilities Subdivision and Realign Taxiways
- o Hydrocarbon Remediation Project

Master planning and preliminary engineering work are underway for some of the projects listed above. The Interisland Terminal Project, International Terminal Building and portions of the South Ramp projects have been the subjects of separate Environmental Assessments. The preliminary construction costs and schedules of the proposed Honolulu International Airport improvements listed above are presently estimated to be approximately \$2.1 billion (1989 dollars).

DRAFT ENVIRONMENTAL IMPACT STATEMENTS

A 45-day review period commences with the initial publication of these projects in the bulletin (see deadline dates). EISs listed in this section are available for review at the following repositories:

- o Office of Environmental Quality Control
- o Legislative Reference Bureau
- o Municipal Reference and Records Center (Oahu EISs)
- o University of Hawaii Hamilton Library

- o State Main Library
- o Kaimuki Regional Library
- o Kaneohe Regional Library
- o Pearl City Regional Library
- o Hilo Regional Library
- o Wailuku Regional Library
- o Lihue Regional Library
- o Branch library in closest proximity to the project

Please send your comments to the accepting authority with a copy to the applicant or proposing agency (see listed contacts). OEQC would also appreciate a copy of your comments.

HAWAII

HONOKOHAU INDUSTRIAL PARK

Location: North Kona, Hawaii
TMK: 7-4-08:26 & 49

Please send your comments to:

Accepting Authority: State Land Use Commission
335 Merchant Street, Room 104
Honolulu, Hawaii 96813

with a copy of your comments to:

Applicant: Robert S. McClean
c/o David R. Curry
Helber, Hastert & Kimura, Planners
733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Deadline: March 9, 1990

The applicant, Robert S. McClean, seeks incremental districting of the 89.5-acre property to develop the site for light industrial, commercial, and service-related uses.

The proposed project is broken down into two increments:

Increment I is a 45.5-acre development intended to provide space for light industrial activities which generally require larger lots and open storage areas. Increment I proposes the following:

- o continuation of ready-mix concrete and quarrying operations of West Hawaii Concrete;
- o sale of boats and marine products and the continuation of the storage, construction, repair and maintenance of boats and other marine-related activities;
- o sales of lumber, hardware and other construction materials and services, and the manufacture of lumber products;
- o development of self-storage facilities;
- o development of an automotive repair and service center, and an automotive sales lot for new and/or used cars;
- o storage of trucks, buses and construction equipment;
- o Office and storage facilities for contractors and small businesses, and production and sale of nursery products.

Increment II is proposed to be developed for commercial and service-related uses. This includes uses intended to support proposed civic activities at Kealahou, along with uses that would support the general economic development of the region. Specific types of activities might include offices, restaurants and other related commercial operations, as well as wholesale services to retail businesses, businesses which produce local consumer goods, services which support the local building industry, light manufacturing, etc.

The project site is located about three miles north of Kailua-Kona, approximately 1,000 feet mauka of the Queen Kaahumanu Highway northeast of the Honokohau Small Boat Harbor. The makai 74.6 acres of the project site lie within the General Subzone of the State Conservation District. The mauka 14.9 acres are in the State Agricultural District.

OAHU

COUNTRY COURSES AT KAHUKU (MALAEKAHANA)

Location: Koolauloa, Oahu
TMK: 5-6-06:02 & 06

Please send your comments to:

Accepting Authority: City and County of Honolulu
Department of General Planning
Municipal Office Building, 8th Floor
650 South King Street
Honolulu, Hawaii 96813

with a copy of your comments to:

Applicant: The Estate of James Campbell
c/o William E. Wanket, Inc.
Pacific Tower 660
1001 Bishop Street
Honolulu, Hawaii 96813

Deadline: March 25, 1990

The proposed Country Courses at Kahuku, Malaekahana site preliminary plans consist of a single 18-hole championship, daily-fee golf course and support facilities. Course completion is expected to be by 1994. A single clubhouse will serve the 18-hole course. The clubhouse would be approximately 10,000 to 12,000 square feet. Incorporated into the clubhouse would be a starting facility, proshop, lockers, restaurant/lounge, restrooms, and cart storage and maintenance facilities for 90 golf carts. Cart storage is expected to account for approximately 5,000 square feet or approximately one-half of the clubhouse area. The clubhouse will be served by a driving range and putting green. The clubhouse will be provided with an appropriate number of parking stalls.

The site was once part of the Kahuku Sugar Company. Since the early 1970's when those operations ceased, the land has been vacant except for grazing operations. Currently, most of the property is being used by the Gunstock Ranch for grazing 100 head of cattle and 40 horses, and for boarding about a dozen horses. The Malaekahana State Park occupies the area across the highway, while the mauka area of the site adjoins the military lands of the Kahuku Training Area and pastures used for grazing.

Approximately 100 acres of the 200 acre project site will be reshaped to some extent. This will require grading of the golf course site itself, reshaping tees and greens, developing sand traps and swaling areas to guide surface runoff to retention areas or ponds. Project costs are estimated at about \$9 million.

COUNTRY COURSES AT KAHUKU (PUNAMANO)

Location: Koolauloa, Oahu
TMK: 5-6-05:01, 02, 05, 06 & 07
5-6-01:21

Please send your comments to:

Accepting Authority: City and County of Honolulu
Department of General Planning
Municipal Office Building, 8th Floor
650 South King Street
Honolulu, Hawaii 96813

with a copy of your comments to:

Applicant: The Estate of James Campbell
c/o William E. Wanket, Inc.
Pacific Tower 660
1001 Bishop Street
Honolulu, Hawaii 96813

Deadline: March 25, 1990

The proposed Country Courses at Kahuku, Punamano site preliminary plans consist of three 18-hole championship, daily-fee golf courses. Two clubhouses are proposed to serve the three courses. A driving range and two putting greens as well as an appropriate amount of parking will be provided.

The approximately 605-acre proposed project site at Punamano is located at the north end of the windward side of Oahu, within the Koolauloa Development Plan area. The property lies along the mauka side of Kamehameha Highway, approximately two miles west of the Kahuku community and is immediately east of the Turtle Bay Resort at Kuilima. The project area and all adjacent areas are designated as agriculture by the State Land Use Maps and the Koolauloa Development Plan Land Use Map. There are no existing or proposed public facilities in the project boundary, however, a sewer treatment plant (presently under construction) and a Hawaiian Electric Company facility are located adjacent to the site. Improvements within the Kamehameha Highway right-of-way (water) are also proposed along a portion of the site.

Land uses of properties adjoining the Punamano site include military to the southwest, agricultural to the south and east, and aquaculture on the northeast. Across Kamehameha Highway, north of the site is the Tanaka Store, a well-known landmark, which is a small grocery

store and gas station. Farther west along Kamehameha Highway lies the Kuilima Resort and complex. The site was once part of the Kahuku Sugar Company, and until the early 1970's was cultivated in sugar cane. Since 1973, the project site has been leased to Amoriant Aquaculture International, a local company. The lands currently lie fallow.

Clubhouse (1) will serve the two 18-hole courses located in the southeastern area of the site. The clubhouse will be approximately 17,000 to 20,000 square feet, with a starting facility, proshop, lockers, restaurant/lounge, restrooms, an administrative office and storage and maintenance facilities. Approximately 10,000 square feet of the clubhouse area will be dedicated to cart storage.

Clubhouse (2) will serve the 18-hole golf course located on the northwest side of the site and would be approximately 10,000 to 12,000 square feet. Incorporated into the clubhouse would be a starting facility, proshop, lockers, restaurant/lounge, restrooms, and cart storage and maintenance facilities. Cart storage is expected to account for approximately 5,000 square feet of the clubhouse area. Completion of all courses is estimated to be by 1998.

Approximately 325 acres of the site will be developed into tees, greens, fairways, driving range and putting greens. The remaining 280 acres will serve as roughs, or be improved into clubhouses, parking areas or maintenance facilities. This will require grading of the golf course site itself, reshaping tees and greens, developing sand traps and swaling areas to guide surface runoff to retention areas or ponds. Project costs are estimated at approximately \$28,500,000. for the three courses to include engineering, surveys and on and off site costs.

WOMEN'S COMMUNITY CORRECTIONAL CENTER

Location: Koolaupoko, Oahu
TMK: 4-2-06:02

Please send your comments to:

Accepting Authority: Governor, State of Hawaii
c/o Marvin T. Miura, Director
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

with a copy of your comments to:

Proposing Department of Accounting and General Services
Agency: c/o Duk Hee Murabayashi, DHM Planners Inc.
1188 Bishop Street, Suite 2405
Honolulu, Hawaii 96813

Deadline: March 9, 1990

The State of Hawaii, Department of Accounting and General Services, and Department of Corrections, is proposing to expand the Women's Community Correctional Center on 573-acre parcel of land owned by the State. The new correctional center will be developed on the mountain side of Kalaniana'ole Highway on a 14-acre site currently occupied by the Main Facility of the Women's Community Correctional Center.

The proposed facility will be developed in phases and is designed to eventually house a maximum of 250 female offenders. PHASE I construction will create space for 150 female offenders. One hundred (100) of these spaces will replace the existing dilapidated security elements of the Main Facility. PHASE II construction will provide room for an additional 100 female offenders.

The proposed facility will be grouped in the following functional areas:

- o Branch Administration - The existing Hookipa cottage will be rehabilitated into office spaces for the correctional staff.
- o Housing - Five new housing cottages, totaling 56,425 square feet, will be constructed to house female offenders.
- o Support-Services Building - A one-story building, totaling 31,056 square feet, will be constructed to house support services for the correctional center.
- o Support-Programs Building - A one-story building, totaling 34,041 square feet, will be constructed to house support programs for the center.
- o Outdoor Facilities - Outdoor facilities will include a covered recreation area, maintenance yard, and a warehouse apron. There will be 153 paved parking stalls in the designated outdoor parking areas, including stalls for the handicapped, staff and visitors.

The new buildings will be located mauka of the existing Hookipa Cottage. The vehicular access to the facility will remain from Kalaniana'ole Highway with a new 900 linear foot access roadway, comprising a total of 2 acres, being developed from the current access road entrance to the proposed facility.

OCEANIC INSTITUTE MASTER PLAN FOR THE CENTER
FOR APPLIED AQUACULTURE

Location: Makapuu Point, Oahu
TMK: 4-1-14:04

Please send your comments to:

Accepting City and County of Honolulu
Authority: Department of Land Utilization
Environmental Affairs
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

with a copy of your comments to:

Applicant: The Oceanic Institute
c/o Applied Analysis, Inc.
Robert Rowland
P. O. Box 10631
Honolulu, Hawaii 96816

Deadline: March 9, 1990

The Center for Applied Aquaculture Master Plan is a revision of the existing Oceanic Institute Master Plan on file with the Department of Land and Natural Resources. The Center for Applied Aquaculture is located at Makapuu Point.

The United States Congress has appropriated \$6.125 million through the United States Department of Agriculture Cooperative State Research Service for the construction of the Center for Applied Aquaculture. The State of Hawaii is matching the federal appropriation with a \$5 million grant administered by the Department of Land and Natural Resources through the Division of Water and Land.

Operations will include:

- o Applied research to solve operational and production problems of commercial

- o aquaculture operations.
- o Finfish and crustacean maturation, hatchery, and growout technology development.
- o Aquaculture nutrition research.
- o Aquaculture information services, including design, engineering, economics, and management of aquaculture operations.
- o Industry assistance, including training, prototype development, and effluent/discharge analysis.

The Center for Applied Aquaculture is an applied aquaculture research facility supporting the development of commercial aquaculture in Hawaii and the United States. The Center will be equipped to provide services to the commercial aquaculture industry that are unavailable from traditional sources.

FINAL ENVIRONMENTAL IMPACT STATEMENTS

The following EISs have been submitted for acceptance. All comments received by the applicant or proposing agency, and corresponding responses, should be contained within the Final EIS. Those who wish to contest the acceptance of an EIS have a 60-day period in which to initiate litigation. The 60-day litigation period starts from the date of publication of an EIS's acceptance.

HAWAII

HAWAII COMMODITIES IRRADIATION FACILITY

Location: Hilo, Hawaii
TMK: 2-1-12:106, 107, & 108

Proposing Agency: Department of Business and Economic Development

Accepting Authority: Governor, State of Hawaii

Status: Currently being processed by the Office of Environmental Quality Control

Initially published as a Final EIS on December 23, 1988

MAUI

LAHAINA MASTER PLANNED PROJECT

Location: Lahaina, Maui
TMK: 4-5-21:03, 04, 05, 09

Proposing Agency: Housing Finance and Development Corporation

Accepting Authority: Governor, State of Hawaii

Status: Currently being processed by the Office of Environmental Quality Control

The State of Hawaii, Housing Finance and Development Corporation (HFDC), is proposing to develop about 4,800 residential units on approximately 1,120 acres in the Wahikuli area of Lahaina, Maui. HFDC estimates that it will take 10 years to complete the project. The cost of the project is estimated at between \$660 and \$700 million, excluding the golf course, which will be developed by private interests.

HFDC's role in the project is to obtain necessary land use designations, provide for economic incentives, and construct necessary infrastructure. Actual development of the homes will be by private interests following HFDC guidelines.

The lands on which the project is planned are ceded lands owned by the State of Hawaii. These lands are currently designated for agricultural use by the State Land Use Commission. A portion of the project falls within Maui County's Special Management Area.

Of the 4,800 units, approximately 67 percent will be within the affordable price range and about 33 percent will be market priced. The project will include single family homes as well as multifamily dwellings. Rental and sale units will be offered. A portion of the project will be dedicated to elderly and special needs groups.

OAHU

ALAKEA/RICHARDS PARKING LOT REDEVELOPMENT

Location: Honolulu, Oahu
TMK: 2-1-17:7, 8, & 17

Proposing Agency: City and County of Honolulu
Department of Housing and Community Development

Accepting Authority: City and County of Honolulu
Department of General Planning

Status: Accepted by the City and County of Honolulu, Department of General Planning on January 26, 1990.

The Department of Housing and Community Development proposes to develop a 24-story office-commercial building and a seven-story parking structure. The project will be located on the site of the existing city-owned parking garage at Richards and Alakea Streets.

The project will contain approximately 232,537 square feet of rental office space, 9,088 square feet of retail commercial space, and 1,000 parking stalls. An additional 70,715 square feet of leasable office space would be allocated to the city. The state would purchase 432 parking stalls; 235 new public parking stalls would replace the existing 219 stalls; and the remaining 333 stalls would be available for private use.

The city has entered into a development agreement with Equity Richards Venture to develop the project and execute a long-term lease. Equity Richards Venture is a partnership in which BetaWest Properties, Inc. is the general partner.

HAWAII FILM FACILITY EXPANSION AT DIAMOND HEAD

Location: Honolulu, Oahu
TMK: 3-1-42:09 & 33

Proposing Agency: Department of Accounting and General Services

Accepting Authority: Governor, State of Hawaii

Status: Currently being processed by the Office of Environmental Quality Control

Initially published as a Final EIS on August 8, 1989.

KEEHI LAGOON RECREATION PLAN

Location: Honolulu, Oahu
TMK: 1-1-03:01, 03, 05, & 06
1-2-23:33, 39, & 44
1-5-41:03

Proposing Agency: Department of Transportation
Harbors Division

Accepting Authority: Governor, State of Hawaii

Status: Currently being processed by the Office of Environmental Quality Control

The Department of Transportation, Harbors Division, proposes to implement a Recreation Development Plan for Keehi Lagoon. Major improvements that are planned are as follows:

o Hawaiian Canoe Center

The Canoe Center development consists of improvements on the peninsula adjacent to Nimitz Highway between Moanalua and Kalihi Streams, on the shoreline fronting Keehi Lagoon Park, and on the opposite shoreline fronting the Kalihi-Kai industrial subdivision.

Phase 1 improvements to the existing park include a raised judges stand, elevated landscaped mounds for spectator viewing, paved access roads and increased parking for about 150 cars and 40 trailers, designated areas for overflow parking, outdoor showers, a public comfort station, a bicycle trail, and designated canoe landing and crew staging area.

Phase 2 improvements will provide a parallel staging area to the course and marine "stadium" facilities for training and international regattas with media coverage. Included in this phase are pedestrian inter-connections linking the entire Canoe Center development area, passive shoreline

parkspace, comfort station, paved access roads and increased parking, in-water work to deepen the canoe race course and placement of beach sand on the Keehi Lagoon Park shoreline.

Phase 3 improvements include exhibition areas, meeting rooms, club house amenities, canoe storage area, administration offices, restaurant, and other commercial activities.

The plan for providing a parallel staging area to the course on the Kalihi-Kai shore would require approximately 80,000 cubic yards of fill material. A total of approximately 2,000 linear feet of shoreline stabilization structures would be required for the perimeter shorelines. Approximately 5,000 cubic yards of beach sand fill would be placed on the Keehi Lagoon shoreline to improve access into the water.

The layout of the 1/2-mile race course has sufficient space for 12 racing lanes, each 80 feet wide. Dredging within the upper reaches of the water course will be necessary to provide consistent water depths of 10 feet through the entire race course, and to provide navigable access to the peninsula.

o Pier 60 Marina

Pier 60 is an existing barge dock used by Ameron to offload sand and gravel for their concrete batch plant located nearby in the Sand Island Access Road industrial subdivision. Three marinas are presently situated along this shoreline: La Mariana Sailing Club, Keehi Marine Center, and the State's Keehi Small Boat Harbor.

Pier 60 consists of an approximate 450 feet long low lying bulkhead earthfill dock. Water depths average about 20-30 feet in the barge basin. New shore stabilization may be required, depending on the condition of existing bulkheads. Additionally, improved stabilization for 300 feet of shore frontage will be required.

Approximately 185 boats with an average slip size of 42 feet will be accommodated.

o Lagoon Drive Marina

To meet the present demand for boat slips, a

major marina facility is proposed along this shoreline capable of berthing about 800 boats.

Approximately 760,000 cubic yards of fill material will be required to provide the landside space for the marina within the Seaplane runway. About 300 feet of shoreline fill extension would provide sufficient back-up space for parking, harbor support facilities and ancillary facilities. Since water depth in the Seaplane runway within the limits of the proposed development averages about 12 feet and sufficient for recreational small crafts, no dredging will be required.

The plan also includes a ferry transit landing and terminal that will be part of the water transit system for Oahu. This ferry landing will be the terminal servicing the Airport area for workers commuting to the Airport vicinity. It is also envisioned that passengers deplaning at the Airport could be bused to the Lagoon Drive terminal and ferried directly to Waikiki and other resort destinations at Ewa and Barbers Point.

o Triangle Development

The triangle site was selected for the location a Yacht Race/Ocean Sports Complex that can host major yacht racing events such as the America's Cup.

The triangular shaped area in central Keehi Lagoon is bordered on all sides by the former Seaplane Runways. About one half of the approximate 300 acre triangle area has previously been dredged to about 10 feet depth or less, while the remaining area is shallow reef and mud flats. In conjunction with the construction of the Yacht Race/Ocean Sports Complex, this shallow triangle area provides a opportunity to develop major recreational, commercial, and industrial infrastructure to support five economic growth areas in the State:

- o Honolulu International Airport and aeronautical activities;
- o Honolulu Harbor and commercial maritime activities;
- o International and regional yacht racing and recreational boating activities;
- o Other ocean recreation activities for

- o residents and tourists;
- o Ocean research and education activities.

Land reclamation for the Triangle development will require major filling on the shallow reef and mud flats in the center of the lagoon to create up to 250 acres of fast lands. Dredging will be required to provide sufficient water depths within the berthing basin as well as within the Seaplane Runway. Approximately 3.7 million cubic yards of fill material will be required, and approximately 2.2 million cubic yards of dredging will be required. The dredged spoils can be used to supplement the fill material requirements for land reclamation of the Triangle. However, there would still be a need to import about 1.6 million cubic yards of fill material from off-site.

A bridge, similar to the new Sand Island bridge, will be required to provide access to the Triangle. The preferred location for the bridge is off Lagoon Drive, through the Lagoon Drive Marina complex. The bridge would span about 900 feet of open water.

o Sheltered Swimming Beach

The west shore of Sand Island facing Keehi Lagoon is the presently undeveloped portion of Sand Island State Park. The shallow reef flat at the southern end of the Seaplane Runway provides a suitable location for the construction of a sheltered swimming beach. There is a proposed plan for a 1,000 foot long, 150 foot wide beach protected by a shore-connected breakwater. The breakwater would be constructed at the reef edge, with beach sand fill placed on the lagoon side of the breakwater. Because of the shallow water depths on the reef flat, minor dredging of the reef flat in front of the beach would provide a slightly deeper swimming area. A narrow undredged strip of reef flat will be left intact to separate the swimming area from the deep Seaplane Channel with large boulders placed on the reef to visually mark the boundary.

The City and County of Honolulu will construct park improvements along the west shore of Sand Island in exchange for State lands on the mauka side of the park for the relocation of the City and County's Baseyards from Kakaako. The

sheltered swimming beach is not part of the improvements to be constructed by the City and County. State funds of approximately \$1.8 million will be necessary to implement this development project.

REVISED KAKAAKO MAKAI AREA PLAN

Location: Kakaako, Oahu
TMK: 2-1-15, 58, 59, 60: multiple parcels

Proposing Hawaii Community Development
Agency: Authority

Accepting
Authority: Governor, State of Hawaii

Status: Accepted by the Governor, State of Hawaii on January 30, 1990.

The revised Makai Area Plan covers 227 acres of land and allocates 7.53 million square feet of floor area among the following major land uses:

- o Commercial,
- o Waterfront Commercial,
- o Recreation Commercial,
- o Waterfront Service,
- o Park,
- o Public, and
- o Aloha Tower Special District.

The original plan encompassed 133 acres of land and had a planned floor area of 8.3 million square feet. The original plan allowed for an average floor area ratio (FAR) of 1.4 for the developable land area, while the revised plan allows for an overall average FAR of 0.8. The slightly reduced FAR is due to the inclusion of the waterfront park and additional park lands proposed in the makai area.

Under the revised Makai Area Plan, property within the Commercial zone may be developed to maximum heights of 150 and 200 feet, with associated FARs of 2.5 and 3.5, respectively. The Waterfront Commercial, Recreation Commercial, and Waterfront Service zones may be developed to heights of up to 45 feet, with a 1.5 FAR.

Major departures from the original Makai Area Plan are:

- o residential uses will not be permitted in

- o the makai area; and industrial uses, except those related to waterfront or marine activities, will not be permitted.

Streets and roadways in the makai area will be upgraded to meet or exceed City and County standards. Ward Avenue is proposed to be extended into the makai area as a principal collector street. South and Punchbowl Streets are proposed to be extended into the makai area as a one-way couplet, with Punchbowl inbound and South outbound. The plan identifies the development of a one-way looped couplet extension of Cooke and Ohe Streets to provide for primary park access. A leg of the proposed Sand Island Bypass and Tunnel has been designated to pass through the makai area as a possibility.

BAYVIEW GOLF COURSE EXPANSION

Location: Kaneohe, Oahu
 TMK: 1-4-5-08:38
 1-4-5-30: 01, 03, 06, 09, 20, 30, 36, 37, 40, 42, 44, 45 & 46
 1-4-5-59:33 through 36
 1-4-5-104:48 through 54

Applicant: Pacific Atlas (Hawaii), Inc.
 c/o Tyrone T. Kusao, Inc.

Accepting Authority: City and County of Honolulu
 Department of Land Utilization

Status: Currently being processed by the Department of Land Utilization

The applicant proposes to expand the Bayview Golf Course into an 18-hole regulation golf course. The total project site encompasses approximately 140 acres in Kaneohe, Oahu.

The project site is bounded by Kaneohe Bay to the north and Kaneohe Bay Drive to the south. Puohala Elementary School and Playground, as well as the Puohala Subdivision, is to the west.

Support facilities for the project include:

- o Clubhouse - This facility will provide a gathering place for golfers, as well as contain

- administrative offices. The clubhouse will have a dining room, courtyard and meeting rooms.
- o Other Recreational Amenities - Tennis courts and a swimming pool will be provided to serve facility users.
- o Maintenance Shed - This facility will house maintenance equipment and provide a base for maintenance-related activities.
- o Parking - A double-deck garage will contain approximately 230 parking stalls.

The proposed golf course will be a privately-owned membership club. Local residents are expected to comprise approximately half of the total membership. Membership fees for local residents will be comparable to other private golf clubs on Oahu.

Phase 1 of the project includes eleven holes of the proposed course and the clubhouse. The remaining holes and residences will be in Phase 2. Access to the golf course, clubhouse and residences will be through Kaneohe Bay Drive.

The project also includes the construction of 40 residential units. The residential units are intended mainly to rehouse those that have been displaced by the project and will be located on and near Kaneohe Bay Drive. The lots will be approximately 5,000 to 7,500 square feet.

WAIKIKI LANDMARK - REVISED

Location: Waikiki, Oahu
 TMK: 2-16-14:39, 41, 43, 44, 49, 50, 52-56, & 59

Applicant: Bel-Landmark Inc.
 c/o Eric Parker, DHM Planners, Inc.

Accepting Authority: City and County of Honolulu
 Department of Land Utilization

Status: Currently being processed by the Department of Land Utilization

Bel Landmark Inc. proposes to construct a mixed-use residential/commercial development on a 2.856-acre site referred to as the "Waikiki Triangle." The site is bordered by Ala Wai Boulevard, Kalakaua Avenue, and McCully Street. It is located within the Resort

Commercial Precinct of the Waikiki Special District.

The proposed Waikiki Landmark will include:

- o 188 residential condominiums,
- o 30,553 net square feet of commercial space, including retail stores and restaurants, and
- o 589 parking stalls.

The development concept is twin towers with a height of 320 feet. The design will consist of two slender towers connected at the top five floors with 80 feet of open space between the towers.

The Final EIS for this project was withdrawn by the applicant when it became apparent that:

- 1) the potential for the future development of a rapid transit station on a portion of the property needed to be addressed in greater detail,
- 2) existing and pending modifications to the zoning regulations and their relationship to the proposed development needed to be clarified, and
- 3) additional information on issues such as the effects of dewatering during construction was needed.

The Department of Land Utilization has resubmitted this document as a Revised Draft EIS to address these issues. The review period for this project has past, and now the applicant has submitted a Revised Final EIS for acceptance.

If all government approvals are obtained as projected, the construction is expected to begin in the summer of 1990 and be completed in the summer of 1992.

NEPA DOCUMENTS

The following documents have been prepared pursuant to the requirements of the National Environmental Policy Act of 1969. Should you require further information on these projects, please call the Office of Environmental Quality Control at 548-6915. Additional copies may

be obtained by calling OEQC at 548-6915.

ARMED FORCES RECREATION CENTER DEVELOPMENT

Location: Waikiki, Oahu
TMK: 2-6-05:01

Please send your comments to:

Mr. David Sox
EIS Technical Manager (CEPOD-ED-MI)
US Army Engineer District, Honolulu
Building 230
Fort Shafter, Hawaii 96858-5440

Deadline: March 6, 1990

The U.S. Army proposes constructing a 400-room hotel tower adjacent to the Hale Koa Hotel, and two, 1,200 and 1,400 stall parking structures; relocating and replacing utilities; and provide extensive landscaping and selected recreational facilities.

The project also proposes to straighten out Kalia Road so that it would meet Saratoga Road near the U.S. Post Office.

The estimated cost of construction is \$75 to 100 million.

A Public Hearing will be held at Thomas Jefferson Elementary School in Waikiki, at 7:00 p.m. on February 5, 1990.

NOTICES

AVAILABILITY OF REPORT

HAWAII'S ENVIRONMENT 1988: THE ANNUAL REPORT OF THE ENVIRONMENTAL COUNCIL

Copies of this report may be obtained at no charge by writing to:

Environmental Council
465 South King Street, Room 104
Honolulu, Hawaii 96813

The number of copies is limited, so readers are advised to write early.

The report contains synopses of some of the important environmental events and issues of 1988. Submissions were received from many public and private agencies.

LEGISLATIVE REFERENCE BUREAU REPORT -
DECLARATORY RULINGS AND THE ENVIRONMENTAL
COUNCIL

Copies of this report may be obtained at no charge by calling the Legislative Reference Bureau Library at 548-7853. Call early because there are a limited number of copies.

This report was prepared in response to a request by Senate Concurrent Resolution No. 178, S.D. 1, adopted by the Legislature during the 1989 regular session. This resolution requests the Legislative Reference Bureau to study issues causing uncertainty over the Environmental Council's authority to issue declaratory rulings on its own motion or upon request.

MEETING NOTICE

SCOPING MEETING FOR KALAUPAPA AIRPORT

Two Public Scoping Meetings have been scheduled:

February 13, 1990 (Tuesday)
Prince Kuhio Federal Building, Room 5309
10:00 a.m.

February 15, 1990 (Thursday)
Paschoal Hall in Kalaupapa
12:00 Noon

The Federal Aviation Administration is issuing this notice to advise the public that an Environmental Impact Statement will be prepared for development recommended by the Master Plan for Kalaupapa Airport.

Since the airport is located within the confines of the Kalaupapa National Historic Park and there exists the potential for significant environmental/archeological impacts, a decision has been made to prepare an Environmental Impact Statement. The Joint Lead Agencies for the EIS will be the Federal Aviation Administration and the Airports Division, Hawaii Department of Transportation.

Development recommended by the Master Plan to be evaluated in the EIS include:

- o Widen, lengthen, and realign the existing runway.
- o Construction of a connecting taxiway and aircraft apron.
- o Installation of airfield lighting and VASI-2 on Runway 5 for nighttime medical evacuation.
- o Replacement of existing Airfield Rescue and Fire Fighting Station/maintenance/administration/storage building.
- o Construction of covered baggage area adjacent to the existing terminal building.
- o Relocation of lighthouse road.
- o Improvement of airport entrance and entire road to Kalaupapa Settlement.
- o Improvement to existing utility systems.

Comments and suggestions are invited from Federal, State and local agencies, and other interested parties to ensure that the full range of issues related to these proposed projects are addressed and all significant issues identified.

For further information, contact:

David J. Welhouse, Airport Engineer/Planner
Federal Aviation Administration
Honolulu Airports District Office
P. O. Box 50344
Honolulu, Hawaii 96850-0001
Telephone: (808)541-1243

HAZARDOUS WASTE INCINERATION - AN INDUSTRY
PERSPECTIVE

Location: AMFAC Center Plaza
First Floor
Date: February 16, 1990
Time: 9:00 a.m. - 12 noon

The public is invited to a free workshop on hazardous waste incineration - the industry view - for the public, private industry, and government, sponsored by the State Office of Environmental Quality Control.

Speakers include : Bill Seeman, project director for IT Corporation; Bruce Huddleston, project engineer for Advanced Technology Incineration; and John Toman, president of Pan American Resources. Each speaker will present information of their individual technologies, how they will meet environmental standards, and be available for questions and answers.

Contact Dr. Marvin Miura, Director of OEQC, at 548-6915 for additional information.

MEETING OF THE STATE ENVIRONMENTAL COUNCIL

Location: Department of Health Boardroom
1250 Punchbowl Street, 3rd Floor
Date: Wednesday, February 14, 1990
Time: 5:00 p.m.

Agenda

1. Call to Order
2. Approval of January 16, 1990 Meeting Minutes
3. Legislative Update
4. Annual Report
5. Correspondence
6. Other Business
7. Adjournment

PUBLIC NOTICE

Pursuant to Section 13-222-12, Hawaii Administrative Rules
entitled "Shoreline Certification"

Date: Feb. 8, 1990 Number: 90-03

NOTICE OF APPLICATION: Application available for inspection at
District Land Offices on the islands of Kauai, Hawaii and Maui and at
Room 220, Kalanimoku Building, 1151 Punchbowl Street, Honolulu, Oahu

LOCATION	APPLICANT	TAX MAP KEY	DATE RECEIVED
1) <u>Lot 32 and</u> <u>Exclusion 1,</u> <u>Haena Hue Lands</u> (Haena, Halelea, Kauai)	Esaki Surveying and Mapping, Inc. for Diane G. Faye	5-9-02:52	1/19/90
2) <u>R.P. 4475, L.C.</u> <u>Aw. 7713, AP. 43</u> <u>to V. Kamamalu;</u> <u>and R.P. 4265 L.</u> <u>C.Aw. 9915, AP.</u> <u>2 to Limahana</u> (Holualoa 1 & 2, N. Kona, Hawaii)	Wes Thomas & Assoc. for Alfie Fujitani, Inc.	7-6-17:28 & 40	1/16/90
3) <u>Portion of Lot</u> <u>77-F, Lehia Park</u> <u>Residence Lots</u> (Waiakea, South Hilo, Hawaii)	Donald J. Murray for James M. Winniman	2-1-17:62	1/22/90
4) <u>Lot 22, Puako</u> <u>Beach Lots</u> <u>H.T.S. Plat 414)</u> (Lalamilo, Waimea, Hawaii)	Wes Thomas & Assoc. for Hilah W. Craddock	6-9-06:22	1/24/90
5) <u>Lot 590 Ld. Ct.</u> <u>App. 1089 (Kama-</u> <u>nanui, Waialua,</u> Oahu)	Wm. Dean Alcon and Associates for Warren H. Scoville and Gary W. McQueen	6-7-13:02	1/22/90

.....
Comments on application may be made in writing to the State Land Surveyor
at Room 210, Kalanimoku Building, 1151 Punchbowl Street, Honolulu, Oahu
within fourteen (14) days of this notice.

Department of Land and Natural Resources
1151 Punchbowl Street, Room 220
Honolulu, Hawaii 96813
Tel. 548-6460

PUBLIC NOTICE

Pursuant to Section 13-222-12, Hawaii Administrative Rules
entitled "Shoreline Certification"

Date: Feb. 8, 1990

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NOTICE OF APPLICATION: Application available for inspection at
District Land Offices on the islands of Kauai, Hawaii and Maui and at
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LOCATION	APPLICANT	TAX MAP KEY	DATE RECEIVED
Page 2 (continued)			
6) <u>Lot 7-J of Ld.</u> <u>Ct. App. 242</u> (Puuloa Beach, Ewa, Oahu)	Robert K. Sing for Rachel C. Haili Trust	9-1-24:17	1/24/90
7) <u>Lot 69, Puako</u> <u>Beach Lots</u> (H.T.S. Plat 414-B) (Lalamilo, South Kohala, Hawaii)	Wes Thomas & Assoc. for Ron Brendel	6-9-03:08	2/5/90

.....
Comments on application may be made in writing to the State Land Surveyor
at Room 210, Kalanimoku Building, 1151 Punchbowl Street, Honolulu, Oahu
within fourteen (14) days of this notice.

Department of Land and Natural Resources
1151 Punchbowl Street, Room 220
Honolulu, Hawaii 96813
Tel. 548-6460

PUBLIC NOTICE

Pursuant to Section 13-222-12, Hawaii Administrative Rules
entitled "Shoreline Certification"

Date: Feb. 8, 1990

Number: 90-03

NOTICE OF APPLICATION: Application available for inspection at District Land Offices on the islands of Kauai, Hawaii and Maui and at Room 220, Kalanimoku Building, 1151 Punchbowl Street, Honolulu, Oahu

NOTICE OF SHORELINE CERTIFICATION OR REJECTION

LOCATION	APPLICANT	TAX MAP KEY	DATE CERTIFIED (C) OR REJECTED (R)
1) <u>Lot 7 Wainiha Hui</u> <u>Land</u> (Haena, Kauai)	R. Scott Lindman and Brian Kennelly for Craig Schafer, Teresa Tico, Carl Stepath, Albert Baroni and Edward Carpenter	5-8-09:25	1/24/90(C)
2) <u>Drainage Ease-</u> <u>ments through</u> <u>parcels 16 and</u> <u>41 of TMK 4-3-06</u> (Mahinahina, Kaanapali, Lahaina, Maui)	George F. Newcomer Land Surveyors for County of Maui	4-3-06:16 & 41	1/24/90(C)
3) <u>Lot 49 of the</u> <u>Kamaole Beach</u> <u>Lots</u> (Kamaole, Wailuku, Maui)	George F. Newcomer Land Surveyors for Kunihiko Hirakawa	3-9-04:105	1/25/90(C)
4) <u>Lot 216 (Map 31)</u> <u>Ld. Ct. App.</u> <u>1804</u> (Honuaula, Maui)	ControlPoint Surveying and Engineering, Inc. for Wailea-Ten	2-1-08:62	1/24/90(C)
5) <u>Por. of Papaa &</u> <u>Aliomanu, Por.</u> <u>of Moloaa Hui</u> <u>Land</u> (Papaa, Aliomanu, Koolau, Kawaihau, Kauai)	Towill, Shigeoka and Associates, Inc. for Ronald C. Yanke	4-9-05:04	1/4/90(C)

.....
APPEAL may be made to the Department of Land and Natural Resources in
writing within twenty (20) days of the date of this notice:

Department of Land and Natural Resources
1151 Punchbowl Street, Room 220
Honolulu, Hawaii 96813
Tel. 548-6460

PUBLIC NOTICE

Pursuant to Section 13-222-12, Hawaii Administrative Rules
entitled "Shoreline Certification"

Date: Feb. 8, 1990 Number: 90-03

NOTICE OF APPLICATION: Application available for inspection at District Land Offices on the islands of Kauai, Hawaii and Maui and at Room 220, Kalanimoku Building, 1151 Punchbowl Street, Honolulu, Oahu

NOTICE OF SHORELINE CERTIFICATION OR REJECTION

LOCATION	APPLICANT	TAX MAP KEY	DATE CERTIFIED (C) OR REJECTED (R)
Page 2 (continued)			
6) <u>Reclaimed</u> <u>(filled) Land</u> <u>of Kaneohe Bay</u> <u>Fronting Lot 31</u> <u>of Ld. Ct. App.</u> <u>1100 (Heeia,</u> <u>Koolaupoko, Oahu)</u>	State of Hawaii for State of Hawaii	4-6-01:21	1/24/90(C)
7) <u>Lot 6, Opaapaa</u> <u>Subdiv. (Kaneohe,</u> <u>Koolaupoko, Oahu)</u>	Sam O. Hirota, Inc. for Peter Anthony Paanakker	4-4-06:01	1/24/90(C)
8) <u>Lot 51 of the</u> <u>Puako Beach Lots</u> <u>(HTS Plat 414-B)</u> <u>Lalamilo, South</u> <u>Kohala, Hawaii)</u>	Wes Thomas and Assoc. for Joseph J. Hare	6-9-04:09	1/24/90(C)
9) <u>Lot 9-A, Moloaa</u> <u>Hui Land (Moloaa,</u> <u>Kawaihau, Kauai)</u>	Esaki Surveying and Mapping, Inc. for Howard Brandwein	4-9-14:07	11/28/89(C)
10) <u>Parcel 29, GLS-</u> <u>4212, 2980 South</u> <u>Kihei Road</u> <u>(Kamaole, Wailuku,</u> <u>Maui)</u>	Andy R. Harada for State of Hawaii (Lessee: Island Investments, Inc.)	3-9-04:29	1/24/90(C)

.....
APPEAL may be made to the Department of Land and Natural Resources in
writing within twenty (20) days of the date of this notice:

Department of Land and Natural Resources
1151 Punchbowl Street, Room 220
Honolulu, Hawaii 96813
Tel. 548-6460

PUBLIC NOTICE

Pursuant to Section 13-222-12, Hawaii Administrative Rules
entitled "Shoreline Certification"

Date: Feb. 8, 1990 Number: 90-03

NOTICE OF APPLICATION: Application available for inspection at District Land Offices on the islands of Kauai, Hawaii and Maui and at Room 220, Kalanimoku Building, 1151 Punchbowl Street, Honolulu, Oahu

NOTICE OF SHORELINE CERTIFICATION OR REJECTION

LOCATION	APPLICANT	TAX MAP KEY	DATE CERTIFIED (C) OR REJECTED (R)
Page 3 (continued)			
11) 5687 Kalaniana'ole Hwy., Lot 26 of Niu Beach Lots (Niu, Honolulu, Oahu)	DJNS Surveying and Mapping, Inc. for Taishi Co., Ltd.	3-7-02:20	1/25/90(R)
12) 5691 & 5621 Kalaniana'ole Hwy., Lots 23, 24, 25, of Niu Beach Lots (Niu, Honolulu, Oahu)	DJNS Surveying and Mapping, Inc. for Benjamin Cassiday	3-7-02:07, 08	1/25/90(R)
13) Lot R, Grant 10527 at Waimanalo (Koolau-poko, Oahu)	Engineers Surveyors Hawaii, Inc. for Gilbert Chavez	4-1-02:02	1/31/90(C)
14) Lot 3156, Map 322 of Ld. Ct. App. 1069 (Honouliuli, Ewa, Oahu)	Community Planning, Inc. for West Beach Estates	9-1-14:08	1/31/90(C)

.....
APPEAL may be made to the Department of Land and Natural Resources in writing within twenty (20) days of the date of this notice:

Department of Land and Natural Resources
1151 Punchbowl Street, Room 220
Honolulu, Hawaii 96813
Tel. 548-6460

465 SOUTH KING STREET : KEKUANAOA BUILDING, #104 : HONOLULU, HAWAII 96813

**OEQC
BULLETIN**

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

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OEQC BULLETIN



JOHN WAIHEE
GOVERNOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

MARVIN T. MIURA, Ph.D.
DIRECTOR

Volume VII

February 23, 1990

No. 4

REGISTER OF CHAPTER 343, HRS DOCUMENTS

The OEQC Bulletin is a semi-monthly publication. The publication dates of the bulletin are the eighth and twenty-third of each month. Applicants should deliver an appropriate number of Draft and Final EISs to the accepting authority before submitting copies to OEQC for distribution and publication. Environmental Assessments should be submitted to the accepting authority directly. Based on the assessment, the accepting authority will submit to OEQC a determination of a Negative Declaration or a Preparation Notice for publication in the bulletin. Draft and Final Environmental Impact Statements must be received by the fifth and twentieth days of the month for publication in the respective issue. Negative Declarations and Preparation Notices must be received at least five working days prior to the publication date. All documents submitted for publication in the OEQC Bulletin should be delivered to the Office of Environmental Quality Control, 465 South King Street, Room 104, Honolulu, Hawaii 96813. To ensure proper processing of documents, please attach OEQC Bulletin Publication Form with all submittals. These forms can be obtained by calling OEQC at 548-6915.

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NEGATIVE DECLARATIONS

or no impact upon the environment. Environmental Impact Statements are not required of these projects. Those who wish to contest this determination have a 60-day period, from this publication date, in which to initiate litigation. Any questions regarding the following projects should be directed to the listed contacts.

The following actions have been determined to have little

HAWAII

KAAO - REVOCABLE PERMIT

Location: Hamakua, Hawaii
TMK: 4-5-01:11

Permitting Department of Land
Agency: and Natural Resources
Contact: Glenn Taguchi (961-7245)

Applicant: Brantley Center, Inc.

The Applicant is seeking a Revocable Permit for 4,500 square feet of government land situated at Kaao, Honokaa, Hawaii. The applicant, Brantley Center Inc., proposes to operate a residential project for the chronically, severely mentally ill.

There exists a teacher's housing cottage on the project site. The teacher's housing was developed as a part of the Governor's Executive Order No. 3244 to the Hawaii Housing Authority. In June 1979, the cottage was phased out of the Department of Education's program.

Brantley Center Inc., proposes to renovate the cottage for housing the mentally ill.

KAMOA POINT - NONEXCLUSIVE EASEMENT

Location: Kaumalualu, Hawaii
TMK: 7-7-04:03 & 09

Permitting Department of Land and Natural
Agency: Resources

Applicants: Yotsuyaken Corporation and William and
Kahala-Ann Trask Gibson

The applicants are proposing to secure a perpetual non-exclusive easement across the State land fronting portions of their property. The applicants' objective in seeking this easement is to resolve the encroachment on State land established by a prior owner through the construction of the sea wall. The proposed easement consists of three areas. The largest area, Easement 1, containing an area of 2,420 square feet, extends along the boundary of the Yotsuyaken property from the southern boundary of the parcel for a distance of approximately 150 feet. Easement 2, containing an area of 36 square feet, is a narrow strip of land approximately

38 feet in length along the northern boundary of the Gibson property. Easement 3, containing an area of 106 square feet, is approximately 22 feet in length extending along the southern boundary of the Gibson property.

The easement area is proposed to be retained in essentially its present condition. The portions of the easement along the Gibson property consists of the sea wall itself. The property adjacent to the sea wall on the Gibson parcel is landscaped with a grass lawn. The portion of the easement along the Yotsuyaken property, in addition to the sea wall, has a minimal amount of coastal vegetation.

The wall was apparently constructed as a retaining wall to prevent erosion. It has also provided a safe walkway for the public along the shoreline, with its 18 inch surface width. It is the understanding of the applicants that prior to the construction of the wall the public was forced to climb over loose and falling rocks and wade in the water to travel along the public shoreline.

The wall is presently used by the public, primarily fishermen who lay net and cast from it. The applicants have never denied the public access along the wall. In addition, the applicants would agree to continue to allow unobstructed public pedestrian access along the wall if the State should make this a condition of the grant of this easement.

KOHALA HIGH AND ELEMENTARY SCHOOL 4-CLASSROOM BUILDING

Location: North Kohala, Hawaii
TMK: 5-4-07:14

Proposing Department of Accounting and
Agency: General Services
Contact: Lloyd Ogata (548-5742)

The Department of Accounting and General Services proposes the construction of a two-story, concrete and masonry classroom building of approximately 6,900 square feet at Kohala High and Elementary School. The project will provide the school with a facility to implement its program in accordance with educational specification. Since the project will be constructed within the existing school campus, no land will be removed from the tax base. The estimated cost of the project is \$1,259,000.

KEALAKEHE HOUSE LOTS III

Location: North Kona, Hawaii
TMK: 7-4-8:17 & 43
7-4-19:43

Proposing Housing Finance and Development
Agency: Corporation
Contact: Carleton Ching (543-2948)

The Housing Finance and Development Corporation has withdrawn its Negative Declaration for the Kealakehe House Lots III. The Negative Declaration for this project was published in the December 8, 1989 OEQC Bulletin. Kealakehe House Lots III is a part of the proposed Kealakehe Planned Community development, an Environmental Impact Statement will be prepared for this project (see EIS Preparation Notice in this issue).

KEAUHOU-KONA SURF AND RACQUET CLUB -
RESTORATION OF THE SHORELINE BY PLACEMENT OF
ROCK RIPRAP

Location: North Kona, Hawaii
TMK: 7-8-13:03

Permitting Hawaii County
Agency: Planning Department
Contact: Anna Smith (961-8299)

Applicant: Joseph Catelli, Homeowners' Association
Keauhou-Kona Surf and Racquet Club

The applicant proposes to reconstruct and stabilize the shoreline in areas eroded by high surf by placement of rock riprap at three locations within the minimum 40-foot shoreline setback area. The project involves the removal of loose a'a rock from areas between the certified shoreline and the top of the existing bank. Excavation of material would extend to a stable sub-base suitable for placement of riprap. Rock material of no less than 24 inches in diameter would be grouted in place with PC concrete in the excavated area. The elevation of the project area ranges from two to 26 feet above mean sea level.

The purpose of the construction is to protect two

residential structures from wave damage by reconstruction of previously existing shoreline and by preventing further erosion along the shoreline. The applicant estimates the cost of the project at less than \$30,000.

KAUAI

PORT ALLEN PIER - REVISED NEGATIVE DECLARATION

Location: Eleele, Kauai
TMK: 2-1-03

Proposing Department of Transportation
Agency: Harbors Division
Contact: Marshall Ando (548-2505)

The revised negative declaration supercedes the original negative declaration published in the September 23, 1990 issue of the OEQC Bulletin.

The proposed project will include maintenance dredging of about 18,200 cubic yards from an area approximately 150' wide by 550' long. Recent soundings have confirmed that silting has occurred. This project will restore the berth to its original designed depth of 35 feet which was dredged in 1939 and 1940. The proposed project will allow berthing of larger cruise vessels at Port Allen relieving the ports at Nawiliwili Harbor.

Disposal of the dredged spoil will be accomplished through discharging at an EPA approved ocean disposal site south of Kauai, or dewatering and transporting the material to a County landfill.

The method of disposal is dependant on the following variables; (1) the acceptability of the material for ocean disposal, which will be determined by material sampling and testing, and (2) the ultimate cost of each disposal method, which will be determined by bid results.

MAUI

HONOLUA WATERSHED

Location: Lahaina, Maui
TMK: 4-3-06

Proposing County of Maui
Agency: Department of Public Works
Contact: Ed Henry (DLNR 548-7837)

This project was published as a Negative Declaration in the November 8, 1988 Bulletin. Due to complications in obtaining a Special Management Area permit, the Negative Declaration was withdrawn. The project is currently being reviewed for a Conservation District Use permit.

This project involves the development of a concrete-lined channel and culvert for the Mahinahina phase of the Honolua Watershed Project, for which a final environmental impact statement was accepted on April 23, 1976. The Conservation District use portion of this project entails only the outlet of the channel. The site is currently a natural stream drainage to the sea. The area under consideration is approximately 90 square feet.

LUAKINI STREET PARKING LOT

Location: Lahaina, Maui
TMK: 4-6-09:17

Proposing County of Maui
Agency: Department of Public Works
Contact: Cary Yamashita (243-7745)

This project consists of constructing a 73 stall parking lot on Luakini Street between Lahainaluna Road and Dickenson Street. The work involves grading, paving, installation of curbs, striping, planting, improvements along the frontage along Luakini Street, drainage improvements including transmission of runoff to the drainage system on Front Street. The site is presently a vacated residential lot covered with floor slabs and foundations and some large trees.

MOLOKAI

KAUNAKAKAI HARBOR - STRENGTHENING OF WHARF DECK

Location: Kaunakakai, Molokai
TMK: 5-3-01:11

Proposing Department of Transportation
Agency: Harbors Division
Contact: Marshall Ando (548-2505)

This project proposes to demolish and reconstruct a portion of the pier at Kaunakakai Harbor to increase the load carrying capacity from 750 p.s.f. to 1000 p.s.f. The project site is located on the north west side of Kaunakakai Harbor. The improvements will include a complete demolition and reconstruction of a 55 foot long pier section and will consist of a new concrete deck supported on concrete piles. Estimated cost of the project is \$525,000.

OAHU

RADFORD HIGH SCHOOL INDUSTRIAL EDUCATION BUILDING AND PARKING LOT

Location: Halawa, Oahu
TMK: 9-9-02:23
9-9-71:53 & 54

Proposing Department of Accounting and General
Agency: Services Public Works Division
Contact: Mark Yamabe (548-7660)

The project proposes the construction of a two-story 12,500 square foot reinforced concrete/masonry classroom building and a parking lot. The parking lot construction will involve the paving of an existing coral base parking area and provide 193 stalls. Since the project will be constructed within the existing school campus, no land will be removed from the tax base. The estimated cost of the project is \$3,070,000.

BANYAN STREET MANOR ACQUISITION

Location: Honolulu, Oahu
TMK: 1-7-31:29

Proposing Hawaii Housing Authority
Agency:
Contact: Mike J. Hee (848-3273)

The Hawaii Housing Authority proposes to acquire the Banyan Street Manor, a multi-family apartment building located in Lower Palama. The property encompasses a land area of 33,153 square feet. The property is owned by the Honolulu Redevelopment Agency and leased to Hei Wai Wong developer of the existing complex.

Constructed in 1977, the four story building consists of 55 one and two-bedroom apartment units. All units are currently occupied and the resident population totals approximately 143 persons. No tenants will be displaced because of the proposed action.

The cost of acquiring the leasehold improvements is estimated at \$3.7 million which includes assumption of an existing \$1.7 million mortgage. Acquisition monies are available from the Hawaii Housing Authority's Capital Improvement Program appropriations. The Authority expects to commence negotiations in 1992 to purchase the land from the City and County of Honolulu.

LIBERTY THEATER DEMOLITION - CONSTRUCTION OF PARKING LOT

Location: Honolulu, Oahu
TMK: 2-1-03:22 & 26

Permitting Department of Land
Agency: Utilization
Contact: Robin Foster (527-5027)

Applicant: Consolidated Amusement Company

The applicant proposes to demolish the Liberty Theatre and the abutting service station and to construct a parking lot in a joint development of the two parcels.

The project site is bounded by Beretania Street, Nuuanu Street, Chaplain Lane, and Bethel Street. Neighboring

uses include on the ewa side, the Calvary Church; the Marks parking garage on the makai side; retail and other business uses on the Diamond Head side across Bethel Street, and the Kukui Plaza commercial/apartment complex across Beretania Street.

The parking lot would be constructed of asphaltic concrete and would have landscaping. A mechanical gate would be located at the ingress on Nuuanu Avenue and an attendant booth at the egress on Bethel Street.

UNIVERSITY OF HAWAII AT MANOA PARKING STRUCTURE, SPALDING HALL

Location: Honolulu, Oahu
TMK: 2-8-07:29
2-8-15:01
2-8-23:03, 10, 11, 12 & 13
2-8-29:01, 30 & 31
2-8-26:14
2-9-04:05
2-9-13:54
2-9-22:03 & 34
2-9-23:01
2-9-26:01, 35, 37 & 38
2-9-55:06
3-3-56:01

Proposing Department of Accounting and General
Agency: Services
Contact: Charles Inatsuka (548-5703)

The Department of Accounting and General Services proposes the construction of a multi-level concrete and masonry parking structure at the Manoa Campus of the University of Hawaii. The proposed structure is a replacement facility for the existing parking lot and does not involve the demolition of any part of Spalding Hall. The foot print of the parking structure mauka of Spalding Hall would occupy roughly the same area as the existing parking lot, but would nearly double the existing parking capacity.

The height of the parking structure mauka of Spalding Hall would be limited to two levels. Due to the existing topography, there is a potential of building this structure without constructing internal ramps. The entrance to the upper level of the parking structure would be located on the ewa end, where Maile Way would share the same elevation as the upper level. Since the project will be

constructed within the existing university campus, no land will be removed from the tax base. Estimated cost of the project is \$1,492,000.

KAWA STREAM CULVERT RECONSTRUCTION

Location: Kaneohe, Oahu
TMK: 4-5-70

Proposing City and County of Honolulu
Agency: Department of Public Works
Contact: Jolie Nishikawa (523-4041)

The proposed project involves the replacement of the existing damaged, multi-barreled corrugated metal pipe culvert crossing Kawa Stream approximately 375 feet downstream of Mokulele Drive with a larger, single span reinforced concrete box culvert.

The crossing at the existing culverts was used by maintenance vehicles to gain access to the opposite bank during stream maintenance activities and was designed to function as a ford during storms. The existing culverts are inadequate and cannot accommodate storm flows. Overtopping has damaged the travelway over the culverts. The culverts have remained intact and are capable of carrying normal runoff. At present, vehicular access to the opposite bank is not possible and maintenance activities must be limited to those which may be done by hand. Estimated cost of the project is \$80,000.

HELEMANO AGRICULTURAL TRAINING CENTER EXPANSION - OPPORTUNITIES FOR THE RETARDED, INC.

Location: Wahiawa, Oahu
TMK: 6-4-03:02, 04, 05 & 06

Proposing Department of Housing and Community
Agency: Development
Contact: Keith Ishida (527-5092)

The Department of Housing and Community Development proposes to provide \$800,000 in Federal Community Development Block Grant funds for the development of an 8,000 square foot work training center for mentally retarded/developmentally disabled persons.

The Opportunities for the Retarded Inc., proposes to construct an 8,000 square foot work training center for the training of mentally disabled persons in furniture repair and data processing. The new training center will be able to accommodate up to 60 clients. The project is an addition to the existing Helemano Plantation complex and will expand Helemano's vocational training capacity.

EIS PREPARATION NOTICES

The following actions have been determined to have significant impacts upon the environment. Environmental Impact Statements will be prepared for these projects. A 30-day consultation period commences with the initial publication of these projects in the bulletin (see deadline dates). The purpose of soliciting comments during the consultation period is to establish the scope and the depth of coverage that the Draft EIS should have.

HAWAII

KEALAKEHE PLANNED COMMUNITY

Location: North Kona, Hawaii
TMK: 7-4-08:17 & 43
7-4-19:43

Please send your comments to:

Proposing Housing Finance and Development
Agency: Corporation, Attn: Carleton Ching
7 Waterfront Plaza, Suite 300
500 Ala Moana Boulevard
Honolulu, Hawaii 96813

Deadline: March 25, 1990

The project area is proposed for reclassification to the Sate Land Use Urban District to accommodate the development of a master planned residential community consisting of up to approximately 5,000 affordable and market units. The precise number of units and their configuration will be determined in the course of the preparation of a master plan for the project. The precise location and configuration of additional uses, including recreational, civic and community, public facilities,

schools, churches, day care centers, and supportive infrastructure will also be determined during the master planning phase of the project.

The proposed project consists of an approximately 840 acre portion of the Kealakehe ahupuaa and a 150 acre portion of the Keahuolu ahupuaa, both mauka of the Queen Kaahumanu Highway in North Kona. It is bordered by the Kealakehe Landfill and a portion of the Keahuolu ahupuaa to the south, existing Kealakehe residential developments to the east, the Kailua Quarry and the ahupuaa of Honokohau to the north, and Queen Kaahumanu Highway and the makai lands of Kealakehe to the west.

Existing uses on the property include the County of Hawaii Kealakehe landfill and the County Police Substation. The landfill located at the southwestern corner of the project site presently includes two facilities: a rubbish dump which occupies about 15 acres of land, and a solid waste transfer station. Total acreage for the landfill is about 30 acres. The county plans to close the landfill and relocate it to another site in West Hawaii at Puuanahulu. It is unclear at this time what the timetable for closing and relocating will be.

The scale of the proposed development is intended to be typical of a residential community, with densities ranging from 5 to 7 units per acre. As mentioned earlier, the precise design of the community and proposed lot sizes have not been determined. The project is proposed to be master planned and implemented in phases. Full build out of the project is projected in approximately 20 years. Total residential on-site infrastructure development cost of the project will be approximately \$150 million (5,000 units @ \$30,000 per unit). Offsite infrastructure costs will be approximately \$72 million. These estimates are based upon a concept feasibility study prepared for the project in 1988.

OAHU

HONOLULU INTERNATIONAL AIRPORT MASTER PLAN 2010

Location: Honolulu, Oahu
TMK: 1-1-01; 1-1-02; 1-1-03; 1-1-04; 1-1-14;
1-1-15; 1-1-16; 1-1-70

Proposing Agency: State Department of Transportation
Airports Division

Please send your comments to:

Consultant: James G. Dittmar
Edward K. Noda and Associates, Inc.
615 Piikoi Street, Suite 1000
Honolulu, Hawaii 96814

Deadline: March 10, 1990

The State of Hawaii, Department of Transportation, Airports Division is proposing several interrelated Honolulu International Airport projects over the next twenty-year period. The following identifies the major known projects that are presently underway or will be initiated over the next twenty years:

- o Construct Designated Highjack Hardstand
- o Improve/Expand Overseas Terminal and Aprons
- o Modify Central Concourse Gates for International Arrivals
- o Construct New Interisland Terminal and Apron
- o Construct North Ramp Commuter Facility
- o Relocate North Ramp and Diamond Head Service Court Tenants and Construct New International Terminal Building (ITB)
- o Relocate Honolulu International Airport Satellite Fuel Farm
- o Construct South Ramp Facilities
- o Construct Ramp Service Road
- o Install Automated Passenger Ride System
- o Expand/Upgrade Base Maintenance Facility
- o Acquire Land for Airport Use
- o Relocate North Ramp Airfield Rescue and Fire Fighting Station
- o Construct Airport Hotel/Overseas Parking Structure
- o Construct Additional Parking Structure
- o Construct Link to Honolulu Rapid Transit System
- o Construct Central Chiller Plant
- o Construct New Electrical Power Substation and Distribution System
- o Reroute Aolele Street - Provide New Ground Level East Access Roads
- o Construct Engine Runup Hush House
- o Install Microwave Landing System
- o Construct New Interisland Aircraft Maintenance and Cargo Facilities Subdivision and Realign Taxiways
- o Hydrocarbon Remediation Project

Master planning and preliminary engineering work are underway for some of the projects listed above. The Interisland Terminal Project, International Terminal Building and portions of the South Ramp projects have been the subjects of separate Environmental Assessments. The preliminary construction costs and schedules of the proposed Honolulu International Airport improvements listed above are presently estimated to be approximately \$2.1 billion (1989 dollars).

Phase 4 - Work in this Phase would include construction of concrete curbs and gutters at strategic locations on Aalapapa Drive, Mokolea Drive, Kehaulani Drive and Poopoo Drive to collect and convey the runoff to discharge into the new "lanipo" drainage channel to be constructed in Phase 2 or to the new drain pipe extension into the ocean proposed in Phase 3.

Estimated cost of this project is \$5,568,000.

LANIKAI FLOOD CONTROL PROJECT, PHASES 2, 3 AND 4 - SUPPLEMENTAL EIS PREPARATION NOTICE

Location: Koolaupoko, Oahu
TMK: 4-3-01 thru 05

Please send your comments to:

Proposing Agency: City and County of Honolulu
Department of Public Works
Attn: Mel Takakura
650 South King Street
Honolulu, Hawaii 96813

Deadline: March 25, 1990

The proposed action is the construction of drainage improvements in the community of Lanikai to relieve the flooding problem in the area. A final EIS was prepared for the Lanikai Flood Control Project, Phase 1, and the notice of acceptance was published in the December 8, 1989, OEQC Bulletin. This proposed Supplemental EIS Prep Notice is for the remaining three phases:

Phase 2 - Construction of a concrete drainage channel along the entire length of the "Lanipo Ditch" from the existing outlet at the beach to the end of the development. The proposed channel will be designed to handle a storm with a 100 years recurrence interval.

Phase 3 - Reconstruction of Mokulua Drive with adequate longitudinal and transverse slopes for drainage. Included in the proposed improvements are concrete curbs and gutters and an underground drainage collection system. Also included in Phase 3 is the extension of the drain outlet into the ocean to eliminate the sand blockage problem presently being experienced at the drain outlet that terminated at the beach.

DRAFT ENVIRONMENTAL IMPACT STATEMENTS

A 45-day review period commences with the initial publication of these projects in the bulletin (see deadline dates). EISs listed in this section are available for review at the following repositories:

- o Office of Environmental Quality Control
- o Legislative Reference Bureau
- o Municipal Reference and Records Center (Oahu EISs)
- o University of Hawaii Hamilton Library
- o State Main Library
- o Kaimuki Regional Library
- o Kaneohe Regional Library
- o Pearl City Regional Library
- o Hilo Regional Library
- o Wailuku Regional Library
- o Lihue Regional Library
- o Branch library in closest proximity to the project

Please send your comments to the accepting authority with a copy to the applicant or proposing agency (see listed contacts). OEQC would also appreciate a copy of your comments.

HAWAII

HONOKOHAU INDUSTRIAL PARK

Location: North Kona, Hawaii
TMK: 7-4-08:26 & 49

Please send your comments to:

Accepting State Land Use Commission
Authority: 335 Merchant Street, Room 104
 Honolulu, Hawaii 96813

with a copy of your comments to:

Applicant: Robert S. McClean
 c/o David R. Curry
 Helber, Hastert & Kimura, Planners
 733 Bishop Street, Suite 2590
 Honolulu, Hawaii 96813

Deadline: March 9, 1990

The applicant, Robert S. McClean, seeks incremental districting of the 89.5-acre property to develop the site for light industrial, commercial, and service-related uses. The proposed project is composed of two increments.

Increment I is a 45.5-acre development intended to provide space for light industrial activities which generally require larger lots and open storage areas. Increment I proposes the following:

- o continuation of ready-mix concrete and quarrying operations of West Hawaii Concrete;
- o sale of boats and marine products and the continuation of the storage, construction, repair and maintenance of boats and other marine-related activities;
- o sales of lumber, hardware and other construction materials and services, and the manufacture of lumber products;
- o development of self-storage facilities;
- o development of an automotive repair and service center, and an automotive sales lot for new and/or used cars;
- o storage of trucks, buses and construction equipment;
- o Office and storage facilities for contractors and small businesses, and production and sale of nursery products.

Increment II is proposed to be developed for commercial and service-related uses. This includes uses intended to support proposed civic activities at Kealakehe, along with uses that would support the general economic development of the region. Specific types of activities might include offices, restaurants and other related commercial operations, as well as wholesale services to

retail businesses, businesses which produce local consumer goods, services which support the local building industry, light manufacturing, etc.

The project site is located about three miles north of Kailua-Kona, approximately 1,000 feet mauka of the Queen Kaahumanu Highway northeast of the Honokohau Small Boat Harbor. The makai 74.6 acres of the project site lie within the General Subzone of the State Conservation District. The mauka 14.9 acres are in the State Agricultural District.

OAHU

COUNTRY COURSES AT KAHUKU (MALAEKAHANA)

Location: Koolauloa, Oahu
TMK: 5-6-06:02 & 06

Please send your comments to:

Accepting City and County of Honolulu
Authority: Department of General Planning
 Municipal Office Building, 8th Floor
 650 South King Street
 Honolulu, Hawaii 96813

with a copy of your comments to:

Applicant: The Estate of James Campbell
 c/o William E. Wanket, Inc.
 Pacific Tower 660
 1001 Bishop Street
 Honolulu, Hawaii 96813

Deadline: March 25, 1990

The proposed Country Courses at Kahuku, Malaekahana site preliminary plans consist of a single 18-hole championship, daily-fee golf course and support facilities. Course completion is expected to be by 1994. A single clubhouse will serve the 18-hole course. The clubhouse would be approximately 10,000 to 12,000 square feet. Incorporated into the clubhouse would be a starting facility, proshop, lockers, restaurant/lounge, restrooms, and cart storage and maintenance facilities for 90 golf carts. Cart storage is expected to account for approximately 5,000 square feet or approximately one-half of the clubhouse area. The clubhouse will be served

by a driving range and putting green. The clubhouse will be provided with an appropriate number of parking stalls.

The site was once part of the Kahuku Sugar Company. Since the early 1970's when those operations ceased, the land has been vacant except for grazing operations. Currently, most of the property is being used by the Gunstock Ranch for grazing 100 head of cattle and 40 horses, and for boarding about a dozen horses. The Malaekahana State Park occupies the area across the highway, while the mauka area of the site adjoins the military lands of the Kahuku Training Area and pastures used for grazing.

Approximately 100 acres of the 200 acre project site will be reshaped to some extent. This will require grading of the golf course site itself, reshaping tees and greens, developing sand traps and swaling areas to guide surface runoff to retention areas or ponds. Project costs are estimated at about \$9 million.

COUNTRY COURSES AT KAHUKU (PUNAMANO)

Location: Koolauloa, Oahu
TMK: 5-6-05:01, 02, 05, 06 & 07
5-6-01:21

Please send your comments to:

Accepting City and County of Honolulu
Authority: Department of General Planning
Municipal Office Building, 8th Floor
650 South King Street
Honolulu, Hawaii 96813

with a copy of your comments to:

Applicant: The Estate of James Campbell
c/o William E. Wanket, Inc.
Pacific Tower 660
1001 Bishop Street
Honolulu, Hawaii 96813

Deadline: March 25, 1990

The proposed Country Courses at Kahuku, Punamano site preliminary plans consist of three 18-hole championship, daily-fee golf courses. Two clubhouses are proposed to serve the three courses. A driving range and two putting

greens as well as an appropriate amount of parking will be provided.

The approximately 605-acre proposed project site at Punamano is located at the north end of the windward side of Oahu, within the Koolauloa Development Plan area. The property lies along the mauka side of Kamehameha Highway, approximately two miles west of the Kahuku community and is immediately east of the Turtle Bay Resort at Kuilima. The project area and all adjacent areas are designated as agriculture by the State Land Use Maps and the Koolauloa Development Plan Land Use Map. There are no existing or proposed public facilities in the project boundary, however, a sewer treatment plant (presently under construction) and a Hawaiian Electric Company facility are located adjacent to the site. Improvements within the Kamehameha Highway right-of-way (water) are also proposed along a portion of the site.

Land uses of properties adjoining the Punamano site include military to the southwest, agricultural to the south and east, and aquaculture on the northeast. Across Kamehameha Highway, north of the site is the Tanaka Store, a well-known landmark, which is a small grocery store and gas station. Farther west along Kamehameha Highway lies the Kuilima Resort and complex. The site was once part of the Kahuku Sugar Company, and until the early 1970's was cultivated in sugar cane. Since 1973, the project site has been leased to Amorient Aquaculture International, a local company. The lands currently lie fallow.

Clubhouse (1) will serve the two 18-hole courses located in the southeastern area of the site. The clubhouse will be approximately 17,000 to 20,000 square feet, with a starting facility, proshop, lockers, restaurant/lounge, restrooms, an administrative office and storage and maintenance facilities. Approximately 10,000 square feet of the clubhouse area will be dedicated to cart storage.

Clubhouse (2) will serve the 18-hole golf course located on the northwest side of the site and would be approximately 10,000 to 12,000 square feet. Incorporated into the clubhouse would be a starting facility, proshop, lockers, restaurant/lounge, restrooms, and cart storage and maintenance facilities. Cart storage is expected to account for approximately 5,000 square feet of the clubhouse area. Completion of all courses is estimated to be by 1998.

Approximately 325 acres of the site will be developed

into tees, greens fairways, driving range and putting greens. The remaining 280 acres will serve as roughs, or be improved into clubhouses, parking areas or maintenance facilities. This will require grading of the golf course site itself, reshaping tees and greens, developing sand traps and swaling areas to guide surface runoff to retention areas or ponds. Project costs are estimated at approximately \$28,500,000. for the three courses to include engineering, surveys and on and off site costs.

KAWELA BAY DESILTING PROJECT

Location: Koolauloa, Oahu
TMK: 5-7-03:various

Please send your comments to:

Accepting Authority: State of Hawaii, Department
of Land and Natural Resources
P. O. Box 621
Honolulu, Hawaii 96809

with a copy of your comments to:

Applicant: Kuilima Development Company
1001 Bishop Street, Suite 2000
Honolulu, Hawaii 96813

and: George Akita
c/o Group 70, Limited
924 Bethel Street
Honolulu, Hawaii 96813

Deadline: April 9, 1990

The proposed project involves removal of approximately 1,800 cubic yards of silt and clay sediments from a 0.66 acre area of Kawela Bay in its southeastern portion. The removal of these sediments is the primary goal of the project, in order to improve water clarity and eliminate the silt/clay bottom texture in the swimming, snorkeling and wading area offshore of the two planned new resort hotels.

The desilting equipment will remove the top six to 12 inches of sediments in this area utilizing a suction device. Hard, consolidated substrate areas will not be altered or excavated. Material that cannot be removed by this equipment will not be removed by any other means.

The silt and clay material will be pumped into a containment pond on 0.34 acres in the nearshore upland area adjacent to the desilting project. This containment facility will allow dewatering of sediments along with drying and compaction. The storage capacity of this facility will be adequate to accommodate desilting materials and the residence time will be sufficient to allow removal of suspended sediments from the water. Water returning to the ocean from the containment area will have turbidity levels that are equal or better than that measured in this portion of Kawela Bay.

The dewatered sediments will be removed to golf course construction areas on the applicant's property, if useable; if not, it will be landfilled. The total duration of the desilting, dewatering and disposal operations will be two months for operations and one month for mobilization and demobilization.

Following the desilting operation, approximately 1,000 cubic yards of crushed basalt gravel and 5,000 cubic yards of calcareous sand will be placed at the silt removal site. The sands will fill the depressions in the bottom through this area of the Bay. This action is expected to improve circulation in this part of the Bay and reduce the likelihood of a recurrence of the problem. Sand will be imported onto the property by trucks and stock piled near the project site. Using amphibious earth moving equipment or hydraulic pumping, this sand will be transported offshore to fill the bottom areas. The filling project will require approximately two weeks to complete.

WOMEN'S COMMUNITY CORRECTIONAL CENTER

Location: Koolaupoko, Oahu
TMK: 4-2-06:02

Please send your comments to:

Accepting Authority: Governor, State of Hawaii
c/o Marvin T. Miura, Director
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

with a copy of your comments to:

Proposing Agency: Department of Accounting and General
Services

c/o Duk Hee Murabayashi, DHM Planners
Inc.
1188 Bishop Street, Suite 2405
Honolulu, Hawaii 96813

Deadline: March 9, 1990

The State of Hawaii, Department of Accounting and General Services, and Department of Corrections, is proposing to expand the Women's Community Correctional Center on 573-acre parcel of land owned by the State. The new correctional center will be developed on the mountain side of Kalaniana'ole Highway on a 14-acre site currently occupied by the Main Facility of the Women's Community Correctional Center.

The proposed facility will be developed in phases and is designed to eventually house a maximum of 250 female offenders. PHASE I construction will create space for 150 female offenders. One hundred (100) of these spaces will replace the existing dilapidated security elements of the Main Facility. PHASE II construction will provide room for an additional 100 female offenders.

The proposed facility will be grouped in the following functional areas:

- o Branch Administration - The existing Hookipa cottage will be rehabilitated into office spaces for the correctional staff.
- o Housing - Five new housing cottages, totaling 56,425 square feet, will be constructed to house female offenders.
- o Support-Services Building - A one-story building, totaling 31,056 square feet, will be constructed to house support services for the correctional center.
- o Support-Programs Building - A one-story building, totaling 34,041 square feet, will be constructed to house support programs for the center.
- o Outdoor Facilities - Outdoor facilities will include a covered recreation area, maintenance yard, and a warehouse apron. There will be 153 paved parking stalls in the designated outdoor parking areas, including stalls for the handicapped, staff and visitors.

The new buildings will be located mauka of the existing Hookipa Cottage. The vehicular access to the facility will remain from Kalaniana'ole Highway with a new 900

linear foot access roadway, comprising a total of 2 acres, being developed from the current access road entrance to the proposed facility.

OCEANIC INSTITUTE MASTER PLAN FOR THE CENTER
FOR APPLIED AQUACULTURE

Location: Makapuu Point, Oahu
TMK: 4-1-14:04

Please send your comments to:

Accepting Authority: City and County of Honolulu
Department of Land Utilization
Environmental Affairs
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

with a copy of your comments to:

Applicant: The Oceanic Institute
c/o Applied Analysis, Inc.
Robert Rowland
P. O. Box 10631
Honolulu, Hawaii 96816

Deadline: March 9, 1990

The Center for Applied Aquaculture Master Plan is a revision of the existing Oceanic Institute Master Plan on file with the Department of Land and Natural Resources. The Center for Applied Aquaculture is located at Makapuu Point.

The United States Congress has appropriated \$6.125 million through the United States Department of Agriculture Cooperative State Research Service for the construction of the Center for Applied Aquaculture. The State of Hawaii is matching the federal appropriation with a \$5 million grant administered by the Department of Land and Natural Resources through the Division of Water and Land.

Operations will include:

- o Applied research to solve operational and production problems of commercial aquaculture operations.
- o Finfish and crustacean maturation, hatchery, and growout technology

- development.
- o Aquaculture nutrition research.
- o Aquaculture information services, including design, engineering, economics, and management of aquaculture operations.
- o Industry assistance, including training, prototype development, and effluent/discharge analysis.

The Center for Applied Aquaculture is an applied aquaculture research facility supporting the development of commercial aquaculture in Hawaii and the United States. The Center will be equipped to provide services to the commercial aquaculture industry that are unavailable from traditional sources.

FINAL ENVIRONMENTAL IMPACT STATEMENTS

The following EISs have been submitted for acceptance. All comments received by the applicant or proposing agency, and corresponding responses, should be contained within the Final EIS. Those who wish to contest the acceptance of an EIS have a 60-day period in which to initiate litigation. The 60-day litigation period starts from the date of publication of an EIS's acceptance.

HAWAII

HAWAII COMMODITIES IRRADIATION FACILITY

Location: Hilo, Hawaii
TMK: 2-1-12:106, 107, & 108

Proposing Agency: Department of Business and Economic Development

Accepting Authority: Governor, State of Hawaii

Status: Currently being processed by the Office of Environmental Quality Control

Initially published as a Final EIS on December 23, 1988.

MAUI

LAHAINA MASTER PLANNED PROJECT

Location: Lahaina, Maui
TMK: 4-5-21:03, 04, 05, 09

Proposing Agency: Housing Finance and Development Corporation

Accepting Authority: Governor, State of Hawaii

Status: Currently being processed by the Office of Environmental Quality Control

The State of Hawaii, Housing Finance and Development Corporation (HFDC), is proposing to develop about 4,800 residential units on approximately 1,120 acres in the Wahikuli area of Lahaina, Maui. HFDC estimates that it will take 10 years to complete the project. The cost of the project is estimated at between \$660 and \$700 million, excluding the golf course, which will be developed by private interests.

HFDC's role in the project is to obtain necessary land use designations, provide for economic incentives, and construct necessary infrastructure. Actual development of the homes will be by private interests following HFDC guidelines.

The lands on which the project is planned are ceded lands owned by the State of Hawaii. These lands are currently designated for agricultural use by the State Land Use Commission. A portion of the project falls within Maui County's Special Management Area.

Of the 4,800 units, approximately 67 percent will be within the affordable price range and about 33 percent will be market priced. The project will include single family homes as well as multifamily dwellings. Rental and sale units will be offered. A portion of the project will be dedicated to elderly and special needs groups.

OAHU

HAWAII FILM FACILITY EXPANSION AT DIAMOND HEAD

Location: Honolulu, Oahu

TMK: 3-1-42:09 & 33

Proposing Agency: Department of Accounting and General Services

Accepting Authority: Governor, State of Hawaii

Status: Currently being processed by the Office of Environmental Quality Control

Initially published as a Final EIS on August 8, 1989.

KEEHI LAGOON RECREATION PLAN

Location: Honolulu, Oahu

TMK: 1-1-03:01, 03, 05, & 06
1-2-23:33, 39, & 44
1-5-41:03

Proposing Agency: Department of Transportation Harbors Division

Accepting Authority: Governor, State of Hawaii

Status: Currently being processed by the Office of Environmental Quality Control

The Department of Transportation, Harbors Division, proposes to implement a Recreation Development Plan for Keehi Lagoon. Major improvements that are planned are as follows:

o Hawaiian Canoe Center

The Canoe Center development consists of improvements on the peninsula adjacent to Nimitz Highway between Moanalua and Kalihi Streams, on the shoreline fronting Keehi Lagoon

Park, and on the opposite shoreline fronting the Kalihi-Kai industrial subdivision.

Phase 1 improvements to the existing park include a raised judges stand, elevated landscaped mounds for spectator viewing, paved access roads and increased parking for about 150 cars and 40 trailers, designated areas for overflow parking, outdoor showers, a public comfort station, a bicycle trail, and designated canoe landing and crew staging area.

Phase 2 improvements will provide a parallel staging area to the course and marine "stadium" facilities for training and international regattas with media coverage. Included in this phase are pedestrian inter-connections linking the entire Canoe Center development area, passive shoreline parkspace, comfort station, paved access roads and increased parking, in-water work to deepen the canoe race course and placement of beach sand on the Keehi Lagoon Park shoreline.

Phase 3 improvements include exhibition areas, meeting rooms, club house amenities, canoe storage area, administration offices, restaurant, and other commercial activities.

The plan for providing a parallel staging area to the course on the Kalihi-Kai shore would require approximately 80,000 cubic yards of fill material. A total of approximately 2,000 linear feet of shoreline stabilization structures would be required for the perimeter shorelines. Approximately 5,000 cubic yards of beach sand fill would be placed on the Keehi Lagoon shoreline to improve access into the water.

The layout of the 1/2-mile race course has sufficient space for 12 racing lanes, each 80 feet wide. Dredging within the upper reaches of the water course will be necessary to provide consistent water depths of 10 feet through the entire race course, and to provide navigable access to the peninsula.

o Pier 60 Marina

Pier 60 is an existing barge dock used by Ameron to offload sand and gravel for their concrete batch plant located nearby in the Sand Island Access Road industrial subdivision. Three

marinas are presently situated along this shoreline: La Mariana Sailing Club, Keehi Marine Center, and the State's Keehi Small Boat Harbor.

Pier 60 consists of an approximate 450 feet long low lying bulkhead earthfill dock. Water depths average about 20-30 feet in the barge basin. New shore stabilization may be required, depending on the condition of existing bulkheads. Additionally, improved stabilization for 300 feet of shore frontage will be required.

Approximately 185 boats with an average slip size of 42 feet will be accommodated.

o Lagoon Drive Marina

To meet the present demand for boat slips, a major marina facility is proposed along this shoreline capable of berthing about 800 boats.

Approximately 760,000 cubic yards of fill material will be required to provide the landside space for the marina within the Seaplane runway. About 300 feet of shoreline fill extension would provide sufficient back-up space for parking, harbor support facilities and ancillary facilities. Since water depth in the Seaplane runway within the limits of the proposed development averages about 12 feet and sufficient for recreational small crafts, no dredging will be required.

The plan also includes a ferry transit landing and terminal that will be part of the water transit system for Oahu. This ferry landing will be the terminal servicing the Airport area for workers commuting to the Airport vicinity. It is also envisioned that passengers deplaning at the Airport could be bused to the Lagoon Drive terminal and ferried directly to Waikiki and other resort destinations at Ewa and Barbers Point.

o Triangle Development

The triangle site was selected for the location of a Yacht Race/Ocean Sports Complex that can host major yacht racing events such as the America's Cup.

The triangular shaped area in central Keehi Lagoon is bordered on all sides by the former

Seaplane Runways. About one half of the approximate 300 acre triangle area has previously been dredged to about 10 feet depth or less, while the remaining area is shallow reef and mud flats. In conjunction with the construction of the Yacht Race/Ocean Sports Complex, this shallow triangle area provides a opportunity to develop major recreational, commercial, and industrial infrastructure to support five economic growth areas in the State:

- o Honolulu International Airport and aeronautical activities;
- o Honolulu Harbor and commercial maritime activities;
- o International and regional yacht racing and recreational boating activities;
- o Other ocean recreation activities for residents and tourists;
- o Ocean research and education activities.

Land reclamation for the Triangle development will require major filling on the shallow reef and mud flats in the center of the lagoon to create up to 250 acres of fast lands. Dredging will be required to provide sufficient water depths within the berthing basin as well as within the Seaplane Runway. Approximately 3.7 million cubic yards of fill material will be required, and approximately 2.2 million cubic yards of dredging will be required. The dredged spoils can be used to supplement the fill material requirements for land reclamation of the Triangle. However, there would still be a need to import about 1.6 million cubic yards of fill material from off-site.

A bridge, similar to the new Sand Island bridge, will be required to provide access to the Triangle. The preferred location for the bridge is off Lagoon Drive, through the Lagoon Drive Marina complex. The bridge would span about 900 feet of open water.

o Sheltered Swimming Beach

The west shore of Sand Island facing Keehi Lagoon is the presently undeveloped portion of Sand Island State Park. The shallow reef flat at the southern end of the Seaplane Runway provides a suitable location for the construction of a sheltered swimming beach. There is a proposed plan for a 1,000 foot long, 150 foot

wide beach protected by a shore-connected breakwater. The breakwater would be constructed at the reef edge, with beach sand fill placed on the lagoon side of the breakwater. Because of the shallow water depths on the reef flat, minor dredging of the reef flat in front of the beach would provide a slightly deeper swimming area. A narrow undredged strip of reef flat will be left intact to separate the swimming area from the deep Seaplane Channel with large boulders placed on the reef to visually mark the boundary.

The City and County of Honolulu will construct park improvements along the west shore of Sand Island in exchange for State lands on the mauka side of the park for the relocation of the City and County's Baseyards from Kakaako. The sheltered swimming beach is not part of the improvements to be constructed by the City and County. State funds of approximately \$1.8 million will be necessary to implement this development project.

Support facilities for the project include:

- o Clubhouse - This facility will provide a gathering place for golfers, as well as contain administrative offices. The clubhouse will have a dining room, courtyard and meeting rooms.
- o Other Recreational Amenities - Tennis courts and a swimming pool will be provided to serve facility users.
- o Maintenance Shed - This facility will house maintenance equipment and provide a base for maintenance-related activities.
- o Parking - A double-deck garage will contain approximately 230 parking stalls.

The proposed golf course will be a privately-owned membership club. Local residents are expected to comprise approximately half of the total membership. Membership fees for local residents will be comparable to other private golf clubs on Oahu.

Phase 1 of the project includes eleven holes of the proposed course and the clubhouse. The remaining holes and residences will be in Phase 2. Access to the golf course, clubhouse and residences will be through Kaneohe Bay Drive.

The project also includes the construction of 40 residential units. The residential units are intended mainly to rehouse those that have been displaced by the project and will be located on and near Kaneohe Bay Drive. The lots will be approximately 5,000 to 7,500 square feet.

BAYVIEW GOLF COURSE EXPANSION

Location: Kaneohe, Oahu
TMK: 1-4-5-08:38
1-4-5-30: 01, 03, 06, 09, 20, 30, 36, 37,
40, 42, 44, 45 & 46
1-4-5-59:33 through 36
1-4-5-104:48 through 54

Applicant: Pacific Atlas (Hawaii), Inc.
c/o Tyrone T. Kusao, Inc.

Accepting Authority: City and County of Honolulu
Department of Land Utilization

Status: Currently being processed by the
Department of Land Utilization

The applicant proposes to expand the Bayview Golf Course into an 18-hole regulation golf course. The total project site encompasses approximately 140 acres in Kaneohe, Oahu.

The project site is bounded by Kaneohe Bay to the north and Kaneohe Bay Drive to the south. Puohala Elementary School and Playground, as well as the Puohala Subdivision, is to the west.

WAIKIKI LANDMARK - REVISED

Location: Waikiki, Oahu
TMK: 2-16-14:39, 41, 43, 44, 49, 50, 52-56, &
59

Applicant: Bel-Landmark Inc.
c/o Eric Parker, DHM Planners, Inc.

Accepting Authority: City and County of Honolulu
Department of Land Utilization

Status: Currently being processed by the
Department of Land Utilization

Bel Landmark Inc. proposes to construct a mixed-use residential/commercial development on a 2.856-acre site referred to as the "Waikiki Triangle." The site is bordered by Ala Wai Boulevard, Kalakaua Avenue, and McCully Street. It is located within the Resort Commercial Precinct of the Waikiki Special District.

The proposed Waikiki Landmark will include:

- o 188 residential condominiums,
- o 30,553 net square feet of commercial space, including retail stores and restaurants, and
- o 589 parking stalls.

The development concept is twin towers with a height of 320 feet. The design will consist of two slender towers connected at the top five floors with 80 feet of open space between the towers.

The Final EIS for this project was withdrawn by the applicant when it became apparent that:

- 1) the potential for the future development of a rapid transit station on a portion of the property needed to be addressed in greater detail,
- 2) existing and pending modifications to the zoning regulations and their relationship to the proposed development needed to be clarified, and
- 3) additional information on issues such as the effects of dewatering during construction was needed.

The Department of Land Utilization has resubmitted this document as a Revised Draft EIS to address these issues. The review period for this project has past, and now the applicant has submitted a Revised Final EIS for acceptance.

If all government approvals are obtained as projected, the construction is expected to begin in the summer of 1990 and be completed in the summer of 1992.

NEPA DOCUMENTS

The following documents have been prepared pursuant to the requirements of the National Environmental Policy Act of 1969. Should you require further information on these projects, please call the Office of Environmental Quality Control at 548-6915. Additional copies may be obtained by calling OEQC at 548-6915.

ARMED FORCES RECREATION CENTER DEVELOPMENT

Location: Waikiki, Oahu
TMK: 2-6-05:01

Please send your comments to:

Mr. David Sox
EIS Technical Manager (CEPOD-ED-MI)
US Army Engineer District, Honolulu
Building 230
Fort Shafter, Hawaii 96858-5440

Deadline: March 6, 1990

The U.S. Army proposes constructing a 400-room hotel tower adjacent to the Hale Koa Hotel, and two, 1,200 and 1,400 stall parking structures; relocating and replacing utilities; and provide extensive landscaping and selected recreational facilities.

The project also proposes to straighten out Kalia Road so that it would meet Saratoga Road near the U.S. Post Office.

The estimated cost of construction is \$75 to 100 million.

NOTICES

AVAILABILITY OF REPORT

HAWAII'S ENVIRONMENT 1988: THE ANNUAL REPORT OF THE ENVIRONMENTAL COUNCIL

Copies of this report may be obtained at no charge by writing to:

Environmental Council
465 South King Street, Room 104
Honolulu, Hawaii 96813

The number of copies is limited, so readers are advised to write early.

The report contains synopses of some of the important environmental events and issues of 1988. Submissions were received from many public and private agencies.

MEETING NOTICE

HAWAII RECYCLING EXPO

Location: AMFAC Exhibition Hall
Corner of Merchant & Fort Street
Date: March 27, 1990
Time: 9:00 a.m. - 2:00 p.m.

An Earth Day 1990 Event sponsored by the State Office of Environmental Quality Control and the Hawaii Recycling Association. Come and see the latest in recycling technology and find out what you can do, and what others are doing to preserve our aina for the people of Hawaii.

PUBLIC NOTICE

Pursuant to Section 13-222-12, Hawaii Administrative Rules
entitled "Shoreline Certification"

Date: Feb. 23, 1990 Number: 90-04

NOTICE OF APPLICATION: Application available for inspection at
District Land Offices on the islands of Kauai, Hawaii and Maui and at
Room 220, Kalanimoku Building, 1151 Punchbowl Street, Honolulu, Oahu

LOCATION	APPLICANT	TAX MAP KEY	DATE RECEIVED
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- | | | | |
|---|--|----------------|---------|
| 1) Lots L and
108 Mokuleia
Beach Subdivi-
sion File Plan
863 (Kamananui,
Waialua, Oahu) | ControlPoint Surveying
& Engineering, Inc.
for Toshio Masuda | 6-8-11:44 | 1/25/90 |
| 2) Lot 18 and Shore-
line Fronting Lots
18 and 19 of
Sunset Beach Lots
(File Plan 256)
(Pupukea, Koolau-
loa, Oahu) | Cummins & Cummins
for Robert Scurich | 5-9-20:39 & 40 | 1/24/90 |
| 3) Grant 7411 to Codie
Carden Austin
(Pupukea, Koolau-
loa, Oahu) | Wm. Dean Alcon &
Associates, Inc. for
Sam Monet (Trustee) | 5-9-03:29 | 2/6/90 |
| 4) Lots 4608 and
4609 (Map 451) Ld.
Ct. App. 1069
(Honouliuli, Ewa,
Oahu) | ControlPoint Surveying
& Engineering, Inc.
for Town Development
(Loews Ko Olina Resort) | 9-1-05:por 03 | 2/7/90 |

.....
Comments on application may be made in writing to the State Land Surveyor
at Room 210, Kalanimoku Building, 1151 Punchbowl Street, Honolulu, Oahu
within fourteen (14) days of this notice.

Department of Land and Natural Resources
1151 Punchbowl Street, Room 220
Honolulu, Hawaii 96813
Tel. 548-6460

PUBLIC NOTICE

Pursuant to Section 13-222-12, Hawaii Administrative Rules
entitled "Shoreline Certification"

Date: Feb. 23, 1990 Number: 90-04

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Room 220, Kalanimoku Building, 1151 Punchbowl Street, Honolulu, Oahu

LOCATION	APPLICANT	TAX MAP KEY	DATE RECEIVED
5) <u>Erosion to Lot 3,</u> <u>Ld. Ct. App. 1814</u> <u>and the Redesigna-</u> <u>tion of Lot 3,</u> <u>Less Erosion as</u> <u>Lot 4 (Makena and</u> <u>Kalapana, Puna,</u> <u>Hawaii)</u>	Island Survey, Inc. for County of Hawaii Department of Public Works	1-2-03:01	2/1/90
6) <u>Lot 71, Puako</u> <u>Beach Lots (H.T.S.</u> <u>Plat 414-B) (Lala-</u> <u>milo, South Kohala,</u> <u>Hawaii)</u>	Wes Thomas & Associates, Inc. for Richard & Mary Morrison	6-9-03:10	1/24/90
7) <u>Lot G at Mauumae,</u> <u>Kawaihae 2nd</u> <u>(South Kohala,</u> <u>Hawaii)</u>	Cummins & Cummins for Rothco	6-2-02:07	1/25/90
8) <u>Lot 1 being por-</u> <u>tions of L.P.</u> <u>Grant 10,798 to</u> <u>Annie Paulo, L.P.</u> <u>Grant 9967 to</u> <u>Annie Paulo (Puako,</u> <u>Lalamilo, South</u> <u>Kohala, Hawaii)</u>	Wes Thomas & Associates, Inc. for Mark Borenstein	6-9-02:04	1/26/90

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at Room 210, Kalanimoku Building, 1151 Punchbowl Street, Honolulu, Oahu
within fourteen (14) days of this notice.

Department of Land and Natural Resources
1151 Punchbowl Street, Room 220
Honolulu, Hawaii 96813
Tel. 548-6460

PUBLIC NOTICE

Pursuant to Section 13-222-12, Hawaii Administrative Rules
entitled "Shoreline Certification"

Date: Feb. 23, 1990 Number: 90-04

NOTICE OF APPLICATION: Application available for inspection at
District Land Offices on the islands of Kauai, Hawaii and Maui and at
Room 220, Kalanimoku Building, 1151 Punchbowl Street, Honolulu, Oahu

LOCATION	APPLICANT	TAX MAP KEY	DATE RECEIVED
9) <u>Lot 3 being por-</u> <u>tions of L. P.</u> <u>Grant 10,798 to</u> <u>Annie Paulo, L.P.</u> <u>Grant 9967 to Annie</u> <u>Paulo (Puako, Lalami-</u> <u>lo, South Kohala,</u> <u>Hawaii)</u>	Wes Thomas & Associates, Inc. for Paul Mickelsen	6-9-02:04	2/1/90
10) <u>Area 20, Keauhou</u> <u>2nd (North Kona,</u> <u>Hawaii)</u>	Towill, Shigeoka & Associates, Inc. for Kamehameha Investment Corp.	7-8-10:65	2/16/90
11) <u>Lot 36 of Puako</u> <u>Beach Lots (Lala-</u> <u>milo, Waimea, South</u> <u>Kohala, Hawaii)</u>	Engineers Surveyors Hawaii, Inc. for Hilda and David Akana	6-9-05:11	2/16/90
12) <u>Lot 78-B Haena</u> <u>Hui Lands at</u> <u>Wainiha (Hanalei,</u> <u>Kauai)</u>	Kodani & Associates for Ellsworth N. Nishimoto	5-8-11:12	2/1/90

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NOTICE OF SHORELINE CERTIFICATION OR REJECTION

<u>LOCATION</u>	<u>APPLICANT</u>	<u>TAX MAP KEY</u>	<u>DATE CERTIFIED (C) OR REJECTED (R)</u>
1) <u>Lot 4 Map 2</u> <u>Ld. Ct. App. 703</u> (Heeia, Koolaupoko, Oahu)	A. E. Minvielle, for Milton Mann	4-6-03:88	2/12/90(R)
2) <u>Por. of Grant 8000</u> <u>to John S. MacKenzie,</u> <u>Por. of Lot F of</u> <u>Sunset Beach Lot</u> <u>(File Plan 373)</u> (Pupukea, Koolauloa, Oahu)	Wm. Dean Alcon and Associates for Jeff Eick	5-9-20:29	2/16/90(C)
3) <u>Por. R.P. 3736,</u> <u>L.C. Aw. 10,642,</u> <u>A.1 to Puhi: and</u> <u>R.P. 4033, L.C. Aw.</u> <u>2376, Ap. 2 (Keauika-</u> <u>lima, Kapalaalaea,</u> N. Kona, Hawaii)	Wes Thomas & Associates Inc. for Mary Lou Mac- Isaac and Douglas Crawford	7-7-10:11	2/15/90(C)
4) <u>Grant 2023 to</u> <u>Kahaialii at Awakee</u> (Awakee, N. Kona, Hawaii)	Wes Thomas and Associates for Kahala Capital Corp.	7-2-04:03	2/14/90(C)
5) <u>Lot 2 Kalapana</u> <u>Shores Subdivision</u> <u>File Plan 768</u> (Makena, Puna, Hawaii)	Donald James Murray for James M. Winniman	1-2-17:39	2/14/90(C)

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6) Portions of Wainiha Hui Land (Wainiha, Hanalei, Kauai)	Esaki Surveying & Mapping, 5-8-12:12 Inc. for Don Karleen		2/12/90 (C)
7) Lot 9 of Map 2 Ld. Ct. Consolida- tion 23 (Kaipapau, Koolauloa, Oahu)	A.E. Minvielle, Jr. for Mark Luria	5-4-12:02	2/12/90 (C)
8) Lot 2-B Ld. Ct. App. 956 (Koloa, Kauai)	Esaki Surveying & Mapping, 2-8-17:21 Inc. for James E. Ward		2/12/90 (C)
9) Lot 36, Block A (Map 1) of Ld. Ct. App. 1596 (Wailupe, Waikiki, Oahu)	Wm. Dean Alcon and Associates for Wailupe Peninsula Community Trust	3-6-01:36	2/9/90 (C)
10) Lot 84, Ld. Ct. App. 1052 (Makaha, Waianae, Oahu)	R.M. Towill Corp. for Louis H. Peterson	8-4-06:06	2/8/90 (C)

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